PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 18, 2018

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment for Parking Requirements

ITEM: 7

Midway City is proposing a code text amendment of Section 16.13.39: Off-Street Parking and Loading. The proposed code will increase the number of parking stalls required for commercial developments.

BACKGROUND:

The City Council has directed the Planning Commission and staff to review our current parking requirements and consider amending those requirements. There have been areas of the Midway where parking has been a concern for years and there are some areas where parking has recently become an issue. Residents living on both sides of the street south of Café Galleria on 100 West have voiced their concerns about commercial parking extending down the road in front of their homes. The City spent thousands to repave the road to help alleviate the situation. Recently, residents living near The Midway Mercantile have expressed concerns regarding the overflow of commercial parking in front of residences. Because of these issues and others, the City would like to review our current code and develop a better code the will be unique to Midway, address the issues, and still meet the vision of our General Plan and Vision Statement.

This report is meant to provide preliminary information and points of discussion to the Planning Commission to start the conversation. This process will require some time to gather public comment, develop and recommend a code to the City Council. Below is a list points of discussion to consider:

- Public Parking Lots
    - The General Plan encourages the development of public parking lots along Main Street. The plan states the following:

Parking – Parking is quickly becoming a significant issue along the corridor. The City, in concert with businesses can use several strategies to alleviate this problem.
1. Modify parking requirements by possibly decreasing the number of stalls required in conjunction with the creation of public parking lots.
2. Encourage businesses to develop shared parking partnerships that combine parking and reduce overall land consumption
3. Explore creating community parking lots in strategic locations that can be funded through user fees, grants and funds from commercial development that pay for parking stalls in public lots instead of building their own off-street parking.

- Commercial generated parking in front of residences
    - As stated earlier in this report, commercial generated parking that overflows in front of residences is an issue. Staff has considered a potential solution that would use parking passes and enforcement to keep commercial parking in commercial areas. First, problem areas would be posted as a pass only parking area. Parking passes would be distributed to those living in the area that would allow them and their guests to park on the street. The City would then need to enforce the no commercial parking areas by regularly reviewing for parking passes. This is not a new idea and it has been implemented in other Cities. The key with this plan is education and enforcement.

- Parking structures
    - There have been concerns about parking structures being built in the Midway. Currently the code allows for parking in the commercial zone but there is not a limit regarding structures. The only limit is the height ordinance of 35'.

- Residential
    - The code requires two spaces for residential structures. Only one space is required for mixed-use when the living quarters are above or below a business in a commercial zone. Concerns have been raised that one stall for a living unit in a mixed-use development is not sufficient and should be increased.

- Commercial parking requirements
    - Generally, staff has heard comments that in general the number of stalls required should increase. There are impacts that should be considered regarding increasing the requirement that may have unintended consequences. Increasing the number could deter future business growth because more land would be required for more stalls along with an increase in cost. Increasing parking may also deter from the quaintness of Main Street and Midway in general. Run-off would also increase from adding more impervious surface. But we also do not want to under park and are create a compounding problem of a lack of parking.

The following is our current parking ordinance for review. The attachments are parking requirements for five other cities. Some are resorts and others are located nearby. It is helpful to see what other cities require and to review how successful their ordinances have been.

Section 16.13.39 Off-Street Parking and Loading

The following regulations are established to increase safety and lessen congestion in the public streets, to provide adequately for parking needs associated with the development of land and increased automobile usage, to set standards for off-street parking according to the amount of traffic generated by each use, and to reduce the on-street storage of vehicles.

A. The number of spaces required below for each land use are established as minimum requirements.

1. Residential structures shall provide two parking spaces per unit.
2. Boarding houses and bachelor dwellings shall have one parking space for each 100 feet of floor space devoted to bedrooms or one space for each two persons living on the premises, whichever is greater.
3. Hospitals shall have one visitor parking space per two patient beds, plus one parking space for each employee at work in the hospital during daylight hours.
4. Convalescent, nursing, and other such institutions shall have one visitor parking space per three patient beds, plus one parking space for each employee at work in the home during daylight hours.
5. Hotels and motels shall have one parking space per room or suite, plus one parking space for each employee at work on the premises during daylight hours.
6. Private clubs and lodge halls shall have one parking space per two persons based on the design capacity of the facility.
7. Commercial recreation uses shall have one parking space per two patrons, based on the design capacity of the facility.
8. Churches shall have one parking space per three seating spaces in the main assembly room.
9. Theaters, auditoriums, sports arenas, and spaces of assembly shall have one parking space per two people based on the design of the structure.
10. Mortuaries or funeral homes shall have 40 parking spaces or one space for each 60 square feet of floor space in all assembly rooms, whichever is greater.
11. Medical clinics shall have four parking spaces per staff doctor, plus one parking space for each non-doctor employee at work on the premises during daylight hours.
12. Restaurants, taverns and lounges shall have one parking space per 250 square feet of dining room floor space.
13. Banks, professional offices, and other business buildings not specifically mentioned elsewhere in this sub-section shall have one parking space per 250 square feet of floor area in the building devoted to public use.
14. Retail stores, personal service shops, and other business buildings shall have parking spaces at the rate of four per 1,000 square feet of retail floor area.

15. Drive-in restaurants shall have at least twelve off-street parking spaces or sufficient off-street parking spaces to accommodate all patrons or customers, whichever is greater. No patron or customer may be served in automobiles, which are parked on public streets.
16. Industrial, manufacturing, and wholesale establishments shall have one parking space per two employees based on the largest shift.
17. Living quarters above or below the main level of a business in the commercial zone shall have one parking space assigned to each dwelling unit.
18. Uses not mentioned. The required off-street parking for any use not listed above shall be determined by the Planning Commission. The Planning Commission shall make the determination based on similar uses listed above.
B. Location and Control of Parking Facilities.
The off-street parking facilities required by this Ordinance shall be located on the same lot or parcel of land as the use they are intended to serve, unless a cross parking agreement has been entered into with a neighboring party; said agreement must be approved by City Council.
C. Computation of Required Parking Spaces.
For the purpose of computing off-street parking spaces (a space nine feet wide and 18 feet deep),
which are required by this Ordinance, the following rules shall apply:
1. Floor area shall mean gross floor area, unless otherwise specified for a particular use.
2. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each 18 inches of length of such benches or pews shall be counted as one seat.
D. Combined Parking Areas.
The required off-street parking and loading facilities may be provided collectively for two or more buildings or uses, provided that the total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses. Nevertheless, if the applicant can show, by using nationally recognized studies, the City Council may reduce the amount of parking.
E. Mixed Uses.
In the event that two or more uses occupy the same zoning lot or parcel of land, the total requirements for off street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately. Nevertheless, if the applicant can show, by using nationally recognized studies, the City Council may reduce the amount of parking.
F. Access to Parking Facilities.
1. Access driveways shall be a minimum of 24 feet in width and provide for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user.
2. Forward travel in an automobile to and from parking facilities from a dedicated street or alley shall be required for all uses except for the following:
A. parking which has been provided in connection with one and two-family dwelling
B. parking in commercial zones that meet the following criteria:
i. A significant landscaped or open area (a minimum of 45 feet in width and 0.15 acres is preserved by incorporating the required off-street parking into the street right-of-way.
ii. No required parking is provided along the street frontage of a building.

iii. Required off-street parking in the street right-of-way is only allowed on local streets within the commercial zones. Required off-street parking in the street right-of-way of collector, arterial, highways, 100 East south of Main Street is prohibited.
iv. A six-foot (6') asphalt buffer area is required between the edge of the local road and the end of the 18-foot parking stall.
v. The property owner is required to maintain the asphalt parking area and the buffer area.
vi. The Midway City Council may require a development agreement for commercial properties that use local street right-of-way for their required off-street parking. The development agreement
will set forth other conditions and obligations that apply to the property.
vii. If the required open area is developed, then the parking that was allowed because of the open area must be removed and will not be "grandfathered". Required parking from the original development and for the development on the open area must meet all the off-street parking requirements.
viii. A pedestrian sidewalk must be provided the length of the development. The sidewalk shall be five feet (5') wide and there shall be a three-foot (3') park strip located between the parking stalls and the sidewalk. The landscaping in the park strip must not be over six inches (6") in height.
3. Access to all off-street parking facilities shall be designed in a manner that will not interfere with the movement of a vehicular and pedestrian traffic. Off-street parking areas shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.
G. Circulation within a Parking Area.
Circulation within a parking area shall comply with the following requirements:
1. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area. Aisles must be at least 24 feet wide.
2. Directional signs shall be required to differentiate between entrance and exit access points to the streets.
H. Location of Parking Facilities.
Restricted parking and loading facilities shall be located at the side and rear of buildings. Offstreet parking space which is required in connection with a use shall be construed to be part of that use and shall not be located within a zone unless expressly permitted herein.
I. Lighting of Parking Areas.
Any lighting used to illuminate off street parking facilities or vehicle sales areas shall be so arranged as to reflect the light away from the adjoining premises in any residential zone. Lighting shall meet the requirements of the Midway City Nuisance Ordinance.
J. Continuing Obligation.
The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading area which meets the requirements of this Ordinance.
K. Plot Plan Approval Required.

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off-street parking spaces, a plot plan shall be submitted showing the location and layout of such required spaces along with access aisles, roadways, curbs and curb cuts. The Planning Commission shall disapprove such plans if it finds that the required spaces are not usable for standard sized automobiles or do not comply with the requirements for off-street parking as set forth in this Ordinance.

Parking – Parking is quickly becoming a significant issue along the corridor. The City, in concert with businesses can use several strategies to alleviate this problem.

1. Modify parking requirements by possibly decreasing the number of stalls required in conjunction with the creation of public parking lots.
2. Encourage businesses to develop shared parking partnerships that combine parking and reduce overall land consumption
3. Explore creating community parking lots in strategic locations that can be funded through user fees, grants and funds from commercial development that pay for parking stalls in public lots instead of building their own off street parking.

Open Space - The strategic location of open spaces along the corridor draws pedestrians to the area and encourages them to stay longer. These can be parks, patios, plazas, playgrounds and natural open space.

Design – Using proper design standards such as setbacks, storefronts size and placement will improve the overall appearance and walkability. Please see Midway City design and architectural guidelines for more information.

Transition – As the community grows and demand for commercial property increases, properties along Main Street will continue to change. Many residential structures and other historic properties will transition to other uses. Guiding this transition in harmony with historic preservation, economic growth and community character is very important to the City.

 Sun Valley ID

1. Bicycle parking facilities shall be located as close as possible to the building entrance(s).
2. Bicycle parking facilities shall not obstruct pedestrian walkways, public sidewalks, or building entrances.
3. Bicycle parking facilities shall support the bicycle and allow the owner to lock the frame and front wheel with one lock. (Ord. 382, 10-25-2006)

9-3E-4: REQUIRED NUMBER OF OFF STREET PARKING SPACES:

A. Required number of off street parking spaces are as follows:

Accessory dwelling unit	Each unit shall have 1 parking space, either enclosed or not enclosed.
Art studios and galleries and childcare facilities	1 on site parking space for every 750 square feet of net usable floor area and a minimum of 2 on site employee parking spaces.
Convention facilities	1 on site parking space for every 500 square feet of net usable floor area.
Dormitory	1 space per every 4 sleeping beds.
Hotels	1 on site parking space for each sleeping room or for every 3 beds, whichever is greater, plus 1 on site employee parking space for every 5 sleeping rooms.
Multiple-family dwelling unit and townhouse development in CC District	Each unit shall have at least the following:
	1. $2^1/_2$ parking spaces for each dwelling unit containing more than 2,400 square feet of living area; or
	2. $1^1/_2$ parking spaces for a unit containing between 1,200 square feet and 2,400 square feet of living area; or
	3. Deed restricted work force housing units which shall have at least 1 parking space, enclosed or unenclosed; or
	4. $^1/_2$ parking space for a compact dwelling unit (less than 1,200 square feet); and
	5. $^1/_2$ additional unassigned parking space for each dwelling unit.
	6. 1 parking space for deed restricted dwelling unit.
Performing arts centers, amphitheaters, education centers	1 on site parking space for every 4 seats or 1 on site parking space for every 60 square feet of net usable floor area in an auditorium or place for public assembly, whichever is greater.
Professional offices, retail and service uses, including restaurants and drinking establishments	1 on site parking space for every 250 square feet of net usable floor area, plus 1 additional on site employee parking space for every 750 square feet of net usable floor area.
Single-family dwelling unit	Each unit shall have at least 2 parking spaces, at least 1 of which shall be enclosed, with the exception of deed restricted work force housing units which shall have at least 1 parking space, enclosed or unenclosed.
Single-family dwelling unit in cluster arrangement, townhouse, or multi-family unit	Each unit shall have at least 2 parking spaces, at least 1 of which shall be enclosed; with the exception of deed restricted work force housing units which shall have at least 1 parking space, enclosed or unenclosed; and there shall be $^1/_2$ additional, unassigned on site parking space for each unit.

(Ord. 382, 10-25-2006; amd. Ord. 513, 6-1-2017)

B. For uses that are not specified, the commission shall determine the required number of on site parking spaces based upon the following criteria:

1. Comparison of the particular use with those specified above;
2. Uses in the vicinity of the property;
3. A traffic study forecasting the expected traffic and parking needs expected from the use(s);
4. The availability of on street, shared, and/or public parking within the vicinity of the use; and/or
5. The availability of pedestrian and bicycle pathways, public transit, vanpooling or other alternative transportation to serve the use.

C. One (1) bicycle parking space shall be provided for every twenty five (25) vehicle parking spaces, except for single-family residences. (Ord. 382, 10-25-2006)

9-3E-5: PARKING REDUCTION:

Table 3-4. Parking Requirements for Use Categories Telluride, CO

USE CATEGORIES	PARKING REQUIRED
All Residential Uses, including Accommodations Units with a kitchen	One space per unit
Short-term Dwelling Unit	Two spaces per three units
Hotel, Lodge, Roominghouse, Boardinghouse	Two spaces per three units
Low Intensity uses: Assembly areas - exhibit rooms; gymnasiums; and skating rinks. Retail stores and shops. Offices - professional (excluding medical and dental); general business offices; utility; telephone; telegraph; radio and broadcasting. Personal Services.	One space per 1,000 square feet of Net Floor Area

(/search)

USE CATEGORIES	PARKING REQUIRED
High Intensity Uses: Assembly areas – bar (assembly area); theater; auditorium; dance floor (including room or hall); church; chapel; assembly hall; bowling alley (assembly area only); stadium (bleacher area only); and swimming pool (including deck area); laundromat. Offices - medical and dental (including clinics); financial institutions, banks and loan companies.	One space per 500 square feet of Net Floor Area
High Intensity Uses: Restaurant	No spaces required
Hospitals and Schools, Public Facility, Institutional Use	Set by review of P&Z

Park City

Triplex Dwelling		2 per Dwelling Unit (6 total)
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 per Dwelling Unit
	Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit
Dormitory		1 per 200 sf floor Area devoted to accommodations
Boarding House, Hostel		1 per 2 beds; and 1 per manager's unit
Secondary Living Quarters		1 per bedroom in addition to requirements for primary residence
Guest House		1 per Unit Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utlitized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Endgineering, and Building Department
Nightly Rental		

B. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses.

NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	PARKING RATIO REQUIREMENTS (NUMBER SPACES)
Group Care Facility	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater
Child Care Center	1 per on-duty staff per shift and 1 per 6 children
Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Auditorium and Assembly Hall	1 space per every 5 seats
Bed and Breakfast Inn	1 space per bedroom and 1 space per on-duty manager
Hotel, Minor and Major	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space

Offices, General	3 spaces per 1,000 sf of leasable floor Area
Offices, Intensive	5 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical	5 spaces per 1,000 sf of leasable floor Area
Hospital, Limited Care	1 space per 2 beds
Hospital, General	3 spaces per bed
Automobile Sales/Rental	1 space per vehicle plus one space per employee
Financial Institution, with and without drive-up	3 spaces per 1,000 sf of net leasable floor Area
Retail & Service Commercial, Minor, Personal Service	3 spaces for each 1,000 sf of net leasable floor Area
Retail & Service Commercial, Major	5 spaces for each 1,000 sf of net leasable floor Area
Retail & Service, outdoor storge	3 spaces per 1,000 sf of inside net leasable floor Area
Retail & Service, Auto Related and Gas Stations	5 spaces per 1,000 sf of net leasable floor Area
Shopping centers or complexes of multi-tenant retail spaces	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces
Convenience Store, Support Commercial Uses	5 spaces per 1,000 sf of net leasable floor Area
Cafe/Deli	3 spaces per 1,000 sf of net leasable floor Area
Restaurant, Standard and Bar	1 space for every 100 sf of net leasable Area, including kitchen Areas
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Restaurant, With Drive-up	15 per 1,000 sf of net leasable floor Area
Light Industrial and Wholesale establishments	1 for every 2 employees in the largest shift plus 1 space for each vehicle used in conducting the business and wholesale, storage uses at 1 per 1,000 sf of floor Area and light manufacturing at 2.5 per 1,000 sf of floor Area
Temporary Improvement	1 per employee plus 2 guest spaces
Tramway Station/Ski Base Facility	See Chapter 8.20
Recreation Facility, Private or HOA	Minimum of 1 space per 4 persons maximum rated capacity
Recreation Facility, Public	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area, or 1 per 3 persons rated capacity depending on type of facility
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Commercial Outdoor Recreation and Stables, Riding Academy	1 space per 3 persons maximum rated capacity

 Hurricane

a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;

b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;

c. The source of data used to develop the study's recommendations; and

d. The name and qualifications of the persons who prepared the study.

2. The planning commission shall determine the required number of parking spaces after:

a. Considering the recommendations of the parking study and any recommendations from city staff; and

b. Making the findings required under subsection C or D of this section. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-34-10: TABLES AND FIGURES:

A. Off Street Parking Schedule:

TABLE 10-34-1
OFF STREET PARKING SCHEDULE

Use Type	Minimum Standard	Notes/Additional Standard
Agricultural uses:		
Agricultural business	1 space per employee on highest employment shift	
Agricultural processing	1 space per employee on highest employment shift	
Residential uses:		
Assisted living facility	1 space per 5 beds	
Boarding house	1 space per tenant	
Dwelling, earth sheltered	2 spaces per dwelling unit	
Dwelling, multiple-family:		
Studio and 1 bedroom units	1.5 spaces per dwelling unit	
2 or more bedroom units	2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	
Dwelling, single-family with accessory dwelling unit	3 spaces	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
Guesthouse	1 space per dwelling unit	
Manufactured home	2 spaces per dwelling unit	
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Residential facility for troubled youth	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	

Public and civic uses:		
Auditorium or stadium	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Bus terminal	Parking study required	See subsection 10-34-9E of this chapter
Cemetery	Parking study required	See subsection 10-34-9E of this chapter
Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Club or service organization	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
College or university	Parking study required	See subsection 10-34-9E of this chapter
Convalescent care facility	1 space per 4 beds, plus 1 space per employee on highest employment shift	
Correctional facility	Parking study required	See subsection 10-34-9E of this chapter
Cultural service	1 space per 300 square feet of gross floor area	
Golf course	4 spaces per hole, plus 1 space per driving range tee	Storage area for golf carts and maintenance vehicles shall be provided
Government service	1 space per 200 square feet of gross floor area	
Hospital	2 spaces per bed	
Operations center	4 spaces, plus 1 space per employee on highest employment shift	
Park	Parking study required	See subsection 10-34-9E of this chapter
Post office	2 spaces, plus 1 space per 200 square feet of gross floor area	Loading zone and storage area for mail vehicles shall be provided
Protective service	4 spaces, plus 1 space per employee on highest employment shift	
Reception center	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	
Riding academy or stable	Parking study required	See subsection 10-34-9E of this chapter
School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Utility, major	Parking study required	See subsection 10-34-9E of this chapter
Commercial uses:		
Agricultural sales and service	4 spaces, plus 1 space per employee on highest employment shift	Storage area for vehicles for sale or under repair shall be provided
Animal hospital	5 spaces per doctor	
Bail bond service	2 spaces, plus 1 space per 200 square feet of gross floor area	
Bank or financial institution	2 spaces, plus 1 space per 200 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D1 of this chapter
Bed and breakfast, home	1 space per guestroom, plus 2 spaces for host family	
Bed and breakfast inn	1 space per guestroom, plus 2 spaces for host family/ proprietor	
Business equipment rental and supplies	1 space per 250 square feet of gross floor area	
Car wash	1 space per employee	Plus stacking spaces per subsection 10-34-6D2 of this chapter
Club, private	1 space per 100 square feet of gross floor area	10 spaces minimum
Construction sales and service	1 space per 250 square feet of gross floor area	Storage area for vehicles for sale or under repair shall be provided
Convenience store	1 space per 200 square feet of gross floor area	Minimum of 5 spaces

	Daycare	4 spaces, plus 1 space per 500 square feet of gross floor area	
	Family child daycare facility	1 space for every 5 children authorized	
	Family child group care facility	1 space for every 5 children authorized	
	Family child preschool facility	1 space for every 5 children authorized	
	Family childcare facility	1 space per employee on highest employment shift, plus 1 space for every 5 children authorized	
	Funeral home	5 spaces, plus 1 space per 35 square feet of assembly room floor area	
	Garden center	1 space per 250 square feet of gross floor area, including outdoor display and sales area	
	Gas and fuel, storage and sales	1 space per employee on highest employment shift	
	Gasoline service station	1 space per 250 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D3 of this chapter
	Hostel	2 spaces plus 1 space per living or sleeping unit	
	Hotel	2 spaces plus 1 space per living or sleeping unit	
	Kennel	1 space per 600 square feet of gross floor area	
	Laundry or dry cleaning, limited	1 space per 250 square feet of gross floor area	
	Liquor store	1 space per 250 square feet of gross floor area	
	Media service	1 space per 250 square feet of gross floor area	
	Medical or dental laboratory	2 spaces, plus 1 space per employee on highest employment shift	
	Medical service	6 spaces per doctor	
	Motel	2 spaces, plus 1 space per living or sleeping unit	
	Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
	Pawnshop	1 space per 250 square feet of gross floor area	5 spaces minimum
	Personal care service	1 space per 250 square feet of gross floor area, plus 1 space per employee on highest employment shift	
	Personal instruction service	0.50 space per person under maximum occupancy allowed by fire code, plus 1 space per employee on highest employment shift	
	Printing and copying, limited	1 space per 250 square feet of gross floor area	5 spaces minimum
	Printing, general	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
	Produce stand	6 spaces	Exempt from landscaping and paving requirements
	Recreation and entertainment, indoor:		
	Bowling alley	5 spaces per alley, plus 2 spaces per billiard table	
	Movie theater	1 space per 4 seats	
	Tennis, handball and racquetball courts	3 spaces per court	
	Other uses	1 space per 300 square feet of gross floor area	
	Recreation and entertainment, outdoor	Parking study required	See subsection 10-34-9E of this chapter
	Repair service	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
	Research service	1 space per employee on highest employment shift	
	Residential hosting facility	1 space per guestroom plus 2 spaces for host family	

	Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D4 of this chapter
	Restaurant, general	1 space per 100 square feet of gross floor area	10 spaces minimum
	Retail, general	1 space per 250 square feet of gross floor area	
	Secondhand store	1 space per 250 square feet of gross floor area	
	Shopping center	1 space per 250 square feet of gross floor area, up to 500 spaces	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area
	Tattoo establishment	1 space per 250 square feet of gross floor area	2 spaces minimum
	Tavern	1 space per 100 square feet of gross floor area	10 spaces minimum
	Transportation service	Parking study required	See subsection 10-34-9E of this chapter
	Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
	Vehicle and equipment repair	1 space per 250 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
	Veterinary service	5 spaces per doctor	
	Warehouse, self-service storage	1 space per employee on highest employment shift	
	Wireless telecommunication facility	None	
Industrial uses:			
	Automobile wrecking yard Freight terminal Heavy industry Junk or salvage yard Laundry services	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
	Manufacturing Mineral extraction Wholesale and warehousing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; amd. Ord. 2015-12, 12-17-2015; Ord. 2017-03, 1-19-2017)

B.Parking Space And Aisle Dimensions:

TABLE 10-34-2
PARKING SPACE AND AISLE DIMENSIONS
(In Feet)

Dimension Factors							
A	B	C	D	E	F	G	H
Two-way aisle:							
90°	9	18	24	9	60	60	18
75°	9	20 .3	24	9 .5	64	55	18.7
60°	9	20 .1	24	10 .4	64 .2	59 .8	17.9
45°	9	19 .1	24	12 .7	62 .2	55 .8	15.9
One-way aisle:							
75°	9	20 .3	17	9 .5	57 .6	54 .4	18.7
60°	9	20 .1	15	10 .4	55 .2	50 .8	17.9
45°	9	19 .1	13	12 .7	51 .2	44 .8	15.9

Sedona AZ

Table 9-H

Schedule of Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Places of public assembly	1 parking space for each 175 square feet of gross floor area
Government offices	1 parking space for each 200 square feet of gross floor area
High schools, including auditoriums and stadiums	7 parking spaces for each teaching station
Hospitals	1 parking space for each patient bed
Library and museums	1 parking space for each 300 square feet of gross floor area
Post offices	1 parking space for each 200 square feet of gross floor area
Commercial Sales and Service Uses	
Airport terminal	1 parking space for each 200 square feet of gross floor area
Art gallery	1 parking space for each 350 square feet of gross floor area
New and used automobile, boat, camper or similar vehicle sales or rental business	1 parking space for each 1,000 square feet of gross land used for sales and display purposes
Barber or beauty shop	1.5 parking spaces for every 2 work stations
Bank, financial institution, public or private utility office	1 parking space for each 200 square feet of gross floor area
Bed and breakfast establishment	1 parking space for each guest unit in addition to parking requirements for the owner/occupant
Billiard parlors	1 parking space per 1.5 billiard tables
Bowling alleys	4 parking spaces for each bowling lane
Bus depots	1 parking space for each 1,000 square feet of waiting room space
Business or professional offices	1 parking space for each 250 square feet of gross floor area
Car wash	Parking spaces or reservoir parking equal to 5 times the capacity of the car wash
Cleaning or laundry use or similar personal service use (self-service)	1 parking space for every 2 washing machines
Cleaners	1 parking space for each 300 square feet of gross floor area

Table 9-H

Schedule of Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Commercial service uses, repair shops, garages, wholesale uses	1 parking space for each 200 square feet of gross floor area (including display)
Convenience markets	1 parking space for each 200 square feet of gross floor area
Day nursery or nursery school	1 parking space for each staff member plus 1 space for each 10 students
Drive-through uses	
Bank or financial	1 parking space for each 200 square feet of gross floor area, plus 5 vehicles per drive-through station for vehicle stacking space
Restaurant, cocktail lounge or similar use for sale or consumption of food or beverage on the premises with more than 16 seats	1 parking space for each 100 square feet of gross floor area. In addition, 4 spaces before the ordering area shall be required for vehicle stacking space
Restaurant primarily for sale of food and beverages off-premises with 16 seats or less	1 parking space for each 200 square feet of gross floor area. In addition, 4 spaces before the ordering area shall be required for vehicle stacking space
Convenience markets and liquor stores	1 parking space for each 200 square feet of gross floor area plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window
Cleaners	1 parking space for each 300 square feet of gross floor area, plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window
Other	Parking spaces as required by the specific use plus a minimum of 60 feet of stacking area to accommodate at least 3 vehicles at the window
Food store, supermarket	1 parking space for each 200 square feet of gross floor area for buildings over 10,000 square feet of gross floor area 1 space for each 250 square feet for buildings less than or equal to 10,000 square feet of gross floor area
Furniture and/or appliance stores	1 parking space for each 750 square feet of sales display area
Gas service stations	1 stacking space per 2 pumps, plus 2 parking spaces per service bay
Golf courses	6 parking spaces per green

Table 9-H

Schedule of Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Gymnasium and health studios, not on a school site	1 parking space per 300 square feet of exercise area
Health and spa facility, massage therapy, yoga studio	1 parking space for each 200 square feet of gross floor area On the same property in conjunction with a Lodging or Resort Commercial establishment, 1 parking space for each 400 square feet of gross floor area
Hotels, motels, timeshares and other similar lodging uses as determined by the Director of Community Development. Total per unit of the following requirements:	a. 0.5 spaces per room within each lodging unit, but not less than 1 space per total unit (excluding kitchens, bathrooms, closets or similar rooms as determined by the Director of Community Development). b. 0.25 spaces per total unit if the timeshare facility accommodates on-site sales activities (this requirement may be waived by the Director if applicant provides adequate documentation indicating sales customers are also overnight guests at the facility). c. 0.25 spaces per lock-out suite. d. For projects under 60 units, an additional 5 parking spaces shall be provided. For projects with 60 or more units, an additional 10 parking spaces shall be added.
Manufacturing or industrial uses, including office or other incidental operation on the site	1 parking space per 750 square feet of gross floor area
Medical or dental offices	1 parking space per 200 square feet of gross floor area
Miniature golf courses	2.5 parking spaces for each hole of the course
Mortuaries, funeral homes	1 parking space per 3 fixed seats or 1 parking space per 20 square feet of assembly room area, plus 1 per each commercial funeral vehicle
Heavy equipment and machinery sales	1 parking space per 750 square feet of gross floor area
Planned shopping centers under unified control over 25,000 square feet	a. 1 parking space for each 250 square feet of gross floor area b. Parking spaces for restaurant space that exceeds 15% of the total square footage of the shopping center shall be calculated as required for restaurant

Table 9-H

Schedule of Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Plant nursery, garden shop	5 parking spaces plus 1 additional parking space for each 2,000 square feet of sales or display area
Restaurant, cocktail lounge or similar use for sale or consumption of food or beverages on the premises with more than 16 seats	1 parking space for each 100 square feet of gross floor area
Restaurant primarily for sale of food and beverages off-premises with 16 seats or less	1 parking space for each 200 square feet of gross floor area
Retail, general	1 parking space for each 250 square feet of gross floor area
Skating rinks, dance halls/dance studios	1 parking space per 250 square feet of gross floor area
Theater or auditorium not on a school site	1 parking space for each 3 seats in the main assembly room
Warehouse and distribution industry	1 parking space for each 2,000 square feet for the first 20,000 square feet; 1 parking space for each 4,000 square feet of floor area of the remaining building area
Wholesale	1 parking space for each 500 square feet of gross floor area
Accessible Parking Spaces	
Designated parking for disabled persons shall be provided for all uses as designated by the Americans with Disabilities Act	Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with Disabilities Act and located as close as practical to an accessible entrance to the building. The sign must be placed so that it is not obscured by a vehicle parked in that space. The striping specifications for accessible parking spaces shall comply with the Americans with Disabilities Act (see subsection 912.09of this section, Accessible Parking).

912.05 Site Development Standards for Off-Street Parking Areas.

A. Each off-street parking space, aisle width and other design dimensions shall comply with the requirements of subsection 912.05(J) of this section. A waiver of these requirements may be