

SECTION 33. AUTOMOBILE PARKING, STANDING AND LOADING SPACE

Virtually every land use in the county now requires, and in the foreseeable future will require, access by motor vehicles. For the purposes of reducing and avoiding congestion of streets and providing a more suitable living and working environment, it is hereby declared to be the policy of the county that:

For every land use hereafter established, there shall be provided sufficient space for access by, and for the off-street standing and parking of, all motor vehicles that may be expected to come to the establishment at any time under normal conditions for any purpose, whether as patrons, customers, purveyors, guests, employees or otherwise.

The responsibility for providing the space required by this ordinance shall be that of whoever establishes the use to which it is appurtenant, except in business districts in which the county board has declared, by resolution, that permanent off-street parking space (but not loading space) has been provided on a community rather than an individual basis and that such space for such business district, within designated boundaries, shall be pro rated against the requirements of this article.

The requirements as to off-street parking space and off-street loading space set forth in this ordinance are adopted in pursuance of the foregoing policy. Except as may be allowed by site plan or use permit approval, said requirements shall be deemed to be minimum requirements. (Ord. No. 83-9, 3-19-83; Ord. No. 94-27, 11-19-94)

A. General Requirements.

The requirements set forth in this article with respect to the location or improvement of parking, standing and loading space shall apply to all such space that is provided for any use, whether said space is provided in accordance with the requirements of this ordinance, or said space is voluntarily provided. Off-street parking, standing and loading space shall comply with the following regulations:

1. *Use and Parking on Same Lot:* Off-street parking and off-street loading space appurtenant to any use permitted in "R" and "RA" Districts shall be provided on the same parcel of land occupied by the use to which said space is appurtenant or on common areas in the same subdivision.
2. *Off-site Parking:* All off-street parking space appurtenant to any use other than a use permitted in an "R" and "RA" District shall be on the same parcel of land with the use to which it is appurtenant or on common areas in the same subdivision; provided, however, that where there are practical difficulties in the way of such location of parking space or if the public safety or the public convenience, or both, would be better served by the location thereof other than on the same parcel of land with the use to which it is appurtenant, the zoning administrator, acting on a specific application, shall authorize such alternative location of required parking space as will adequately serve the public interest, subject to the following conditions:
 - a. Such space shall be located on land in the same ownership as that of the land on which is located the use to which such space is appurtenant or, in the case of parking for certain restaurants, shall conform to the requirements in Section 33.C.3. of the zoning ordinance.
 - b. A pedestrian entrance to such space shall be located within a distance of six hundred (600) feet, by the shortest route of effective pedestrian access, entrance to entrance.
 - c. Such space shall be conveniently usable without causing unreasonable:
 - (1) Hazard to pedestrians.
 - (2) Hazard to vehicular traffic.
 - (3) Traffic congestion.
 - (4) Interference with safe and convenient access to other parking areas in the vicinity.
 - (5) Detriment to the appropriate use of business property in the vicinity.
 - (6) Detriment to any residential neighborhood.
3. *Minimum Dimensions for Off-street Parking Spaces and off-street Parking Aisles:* In calculating any required parking area, other than for one- and two-family dwellings, the following minimum dimensions shall be required:

TABLE I. FULL SIZE AUTOMOBILE SPACES*

*Note--Not permitted.

Parking Angle	Stall Width (Feet)	Depth of Stalls Perpendicular to Aisle (Feet)	One-Way Aisle Width (Feet)	Two-Way Aisle Width (Feet)
45°	8.5	17.5	12.0	*
60°	8.5	19.0	16.0	*
90°	8.5	18.0	23.0	23.0
Parallel	22.0	8.0	12.0	23.0

TABLE II. COMPACT CAR SPACES

Parking Angle	Stall Width (Feet)	Depth of Stalls Perpendicular to Aisle (Feet)	One-Way Aisle Width (Feet)	Two-Way Aisle Width (Feet)
45°	8	16.0	12.0	*
60°	8	16.7	15.0	*
90°	8	15.0	21.0	21.0
Parallel	20.0	8	10.0	20.0

Note--In the event of a row of nine (9) foot wide stalls is opposite to a row of seven and one-half-foot wide stalls, the aisle size required for nine-foot stalls shall apply.

4. *Vehicle Access:* Access and maneuvering space shall be provided in accordance with Tables I and II and shall permit the parking and removal of a vehicle without moving other vehicles.
5. *Parking in Setbacks:* In all "R," "RA," "C-1" and "C-1-O" Districts except for one- and two-family dwellings and town houses in "R" Districts, no parking or required curb or wall shall encroach on the exterior ten (10) feet of a setback area and such area shall be landscaped and properly maintained at all times.
6. *Transitional Parking Use Restrictions:* In transitional parking areas, no activity or use shall be conducted on the area except the parking of customer or employee automobiles and uses as

specifically permitted in the district. The use of the area for parking shall not be deemed to include any sales or servicing whatsoever.

7. *Compact Car Spaces:* Any parking area may include up to fifteen (15) percent of the parking spaces for compact cars. In parking areas for office uses containing more than one hundred (100) spaces, up to fifteen (15) percent of the spaces may be compact spaces. The spaces shall be grouped together and visibly marked for "compact cars only." Aisle sizes shall not be reduced unless an entire aisle is providing access and maneuvering space for only compact cars. No compact parking spaces are permitted for hospitals or hospital-related medical and health care facilities, medical offices, physician, surgeon or dentist offices, nursing homes, convalescent homes and intermediate care facilities, and related housing for the elderly. In addition, no compact parking spaces are permitted for retail uses, and required guest and visitor parking.
8. *Use of Private Parking Areas:*
 - a. No parking spaces located in a private parking area in "R" or "RA" Districts except in "RA-H" Districts shall be used by any persons other than persons engaging in the use for which the parking is provided such as occupants of the premises, their visitors and employees at the site.
 - b. Parking spaces in "C," "C-O," "M," "RA-H" or "R-C" Districts located in a private parking area, which are provided in addition to those required by this ordinance to serve the premises, may be used by persons other than persons engaging in the use for which the parking is provided.
 - c. Parking spaces in "C," "C-O," "M," "RA-H" or "R-C" Districts which are required by this ordinance may be used by persons other than persons engaging in uses on the site, provided that said spaces shall be made available at all times to persons engaging in uses on the site at least at the same rates as to persons not engaging in uses on the site, and provided that there is no demand for said spaces by persons engaging in uses on the site.
9. *Access to Parking Spaces:*
 - a. Except for one- and two-family dwellings and town houses in "R" Districts, street rights-of-way shall not be used for maneuvering or direct ingress, or egress to off-street parking spaces.
 - b. Alleys which are improved to county standards may be used for maneuvering or direct ingress and egress to off-street parking spaces if the required aisle width is provided.
10. *Location of Parking Spaces:*
 - a. In any zoning districts, parking spaces for one- and two-family dwellings and town houses may encroach on the exterior ten (10) feet of a setback area, provided that they are located on a driveway with an existing or approved curb cut, and they have the minimum dimensions for full size automobile spaces as are required in subsection 33.A.3. Parking spaces shall be designed and used so that the automobiles parked on driveways shall not encroach into the public rights-of-way. The setback area used for parking shall be landscaped and properly maintained at all times. The ground surface of the parking space shall be paved with a durable, dust-free and hard material, such as bituminous hot mix or Portland cement concrete or some comparable material, or shall be surfaced with an alternate material, suitable for passage by automobiles, which does not result in excessively dusty or muddy conditions at or around the parking area, as approved by the Zoning Administrator.
 - b. Tandem parking spaces may be allowed for off-street parking spaces for one- or two-family dwellings or town houses, provided that they comply with subsection 33.A.10.a.
11. *Conversion of Parking, Standing or Loading Spaces:* No parking areas, parking spaces, standing spaces or loading spaces required by the Zoning Ordinance shall be converted to any other use, which other uses include, without limitation, living space, storage, home occupation or other uses.
12. *Management of Parking Spaces by the Homeowner's Association:* Whenever a subdivision is created which contains any common area that will be used for parking and conveyed to a homeowners' association or similar entity, the owner of the subdivided property shall record a covenant in the land records of the Circuit Court of Arlington County which provides that the homeowners' association or similar entity shall be responsible for the management of the common area parking spaces in its subdivision, including the following: maintenance of the required

number of parking spaces in common areas in the subdivision, allocation of common area parking spaces to each property owner in the subdivision, or to visitor use, as required by the Zoning Ordinance; locations of all required common area parking spaces according to approved plans on file with the zoning office; the ratio of compact to full-size common area parking spaces; striping; landscaping; lighting; installation of any signs on common area parking spaces.

13. *Encroachment into Parking Spaces:* No encroachment into parking spaces that reduces the parking spaces' width, length or height clearance shall be permitted unless otherwise allowed by the Zoning Administrator.

(Ord. No. 83-9, 3-19-83; Ord. No. 94-27, 11-19-94; Ord. No. 97-10, 5-17-97; Ord. No. 02-12, 5-18-02)

B. Required Improvements.

Every parcel of land hereafter used as a private or public standing or parking area, other than parking required for one-and two-family dwellings, a loading space, or a motor vehicle sales or storage lot (referred to in this section as "parking area") shall be provided with safe and convenient access to a street and shall be improved in accordance with the following requirements:

1. *Paving:* The ground surface shall be paved with a durable, dust-free and hard material, such as bituminous hot mix or Portland cement concrete or some comparable material subject to approval of the zoning administrator. Such paving shall be maintained for safe and convenient use at all times.
 - a. When a developer is required to improve a new or existing parking area in accordance with the provisions of this subsection B, the owner of the property may request, in writing, that such improvements be deferred for a period not to exceed one (1) year, subject to the zoning administrator's approval of a temporary surfacing material, provided that the alternate material does not result in excessively dusty or muddy conditions at and around the parking area and guarantees for such improvements are proffered in writing and recorded in the land records in the office of the clerk of the court of Arlington County.
 - b. Improvements required for a new or existing public parking area, in accordance with the provisions of this subsection B.1.b.(2) through B.1.b.(6), may be deferred for a period not to exceed six (6) years from the date of the approved parking lot occupancy permit. No extension or renewal beyond the six-year period shall be permitted for any parking area.

The deferral of required improvements shall be subject to the following and approved by the zoning administrator:

- (1) Engineering and grading plans shall be submitted to the department of public works, showing property lines, existing and proposed contours, proposed points of ingress and egress, curbing, sidewalks, lighting fixtures, drainage structures, collection booths and such other information as may relate to the construction of the parking area.
- (2) The ground surface shall be improved in accordance with Section 33.B.1.
- (3) Internal drainage of significant surface water shall be controlled by curbing or contours and shall be discharged to a suitable storm sewer system or to a positive outfall area.
- (4) Sidewalks shall be constructed to walkway standards, up to a maximum of eight (8) feet in width, if adjacent curb and gutter improvements are in place. Where curb and gutter improvements are not in place temporary asphalt sidewalks of a minimum of four (4) feet in width shall be provided adjacent to the parking.
- (5) Minimum horizontal illumination lighting standard of one (1) footcandle shall be provided throughout the parking area. Lights used to illuminate any parking area shall be so arranged and shielded so as to confine all direct light rays entirely within the boundary lines of the parking area.
- (6) Wheel stops four (4) feet from the edge of the parking area shall be provided to prevent vehicles from overhanging the public right-of-way and adjacent properties.

- (7) Provisions shall be made to organize parking to provide adequate aisle clearance and entrance and exit accessibility, according to acceptable engineering practice.
 - (8) For parking areas closer than fifty (50) feet to a side or rear lot line of a lot in an "R" or "RA" District, a six-foot solid wall or fence shall be required and placed within ten (10) feet of, and generally parallel to, the boundary of the parking area and the "R" or "RA" lots.
 - (9) Driveway openings through the curb shall not exceed thirty (30) feet in width measured at the edge of the street easement or right-of-way.
 - (10) Areas not used for access or parking shall be planted in grass or other appropriate ground cover.
2. *Curbs and Delineation:* Fixed and permanent wheel bumpers or curbs of concrete or some comparable material at least four (4) inches high, together with metal safety rails where specified by the zoning administrator, shall be installed for each parking area at least four (4) feet within the prescribed limits of the parking area. The space created between the wheel bumper or curb and the required landscaped area may be either paved or covered with pervious materials; no plants may be used in this area that grow higher than six (6) inches. Where the parking is so designated that the vehicle overhang does not protrude outside the prescribed limits of the area, such curbs may be placed at the outside limits of the area. Parking spaces shall be delineated and periodically restored to maintain a clear identification of separate parking stalls.
 3. *Curb Cuts:* Driveway openings through the curb shall not exceed thirty (30) feet in width measured at the edge of the street easement or right-of-way.
 4. *Landscaping and Screening:* For landscaping and screening of parking areas, refer to Section 32A, "Landscaping," for regulations.
 5. *Lighting:* Lights used to illuminate any parking area shall be so arranged and shielded as to confine all direct light rays entirely within the boundary lines of such area.
 6. *Plans:* An application for a building permit for a parking area shall include plans in duplicate covering all the foregoing requirements which shall be approved by the zoning administrator before work is commenced.

(Ord. No. 83-9, 3-19-83; Ord. No. 84-24, 8-18-84; Ord. No. 86-32, 12-6-86)

C. Required Off-street Parking and Standing Space.

Parking or standing spaces shall be provided for each use, as permitted in its respective classification, in not less than the amounts set forth herein for every building, or addition thereto, and for all uses of land hereafter established or expanded:

1. *Use of Parking or Standing Space:* Parking or standing space required by this ordinance shall be used only for those purposes. Any other use of said space, including any repair work or servicing of any kind, shall be deemed to constitute a separate commercial use of said space in violation of the provisions of this ordinance.
2. *Computation:* For the purpose of computing required off-street standing, parking or loading space in relation to floor area, the gross floor area shall be used. When computing parking space requirements on the basis of the number of occupants, practitioners, or employees, the total maximum number of said occupants on the premises at any one time shall be used. When application of the requirements would result in a fractional space, any such fraction shall be counted as one (1) space. If there is any uncertainty with respect to the amount of parking space required by the provisions of this ordinance as a result of any indefiniteness as to the proposed use of a building or of land, the maximum requirement for the general type of use that is involved shall govern.
3. *Parking in Metro Station Areas:*
 - a. *Uses exempted from parking requirements:* To encourage and promote pedestrian-related commercial activity in Metro Station areas, no parking shall be required for the uses listed below where the major portion of the use is located within one thousand (1,000) feet of a Metrorail Station entrance. No floor area granted a reduction under the provisions of this subsection shall be converted to any other use unless parking is

provided for the space in accordance with the requirements of this ordinance, notwithstanding any other provisions of this ordinance including Section 36.H.5.a.

- (1) (a) Restaurants operating only between 6:00 a.m. and 6:00 p.m. (no floor area restriction).
- (b) Restaurants which operate between 6:00 p.m. and 6:00 a.m. and which have fewer than two hundred (200) seats.
- (c) Restaurants which operate between 6:00 p.m. and 6:00 a.m. shall provide parking spaces in accordance with the requirements in subsection 33.A., subsection 33.B., and subsection 33.C., for the number of seats that exceeds two hundred (200) seats.

For purpose of this subsection, the number of seats shall be the number of seats allowed by the certificate of occupancy for the restaurant.

- (2) Retail and service-commercial uses for the first five thousand (5,000) square feet of floor area per main building, except the following uses which shall not be granted the exemption: blueprinting or photostating; business college; catering establishment; feed or fuel store; frozen food lockers; ice storage house; indoor swimming pools; medical or dental clinics and laboratories; motor vehicle sales or storage lots; music conservatory or music instruction; plumbing or sheet metal shops; printing, lithographing or publishing; public service, including electric distribution substation, fire or police station, telephone exchange and the like; sign painting shop; tire shop; trade or commercial school.
- (3) Grocery stores, which are not the principal use on a site, for the first fifteen thousand (15,000) square feet.

b. *Special administrative provisions for meeting parking requirements for restaurants:* Between 6:00 p.m. and 6:00 a.m., restaurants shall provide parking spaces as provided in subsection 33.C.3.a.(1)(b). To encourage and promote pedestrian-related commercial activity in Metro Station areas and to promote the efficient use of parking spaces, the required parking spaces for restaurants, the major portions of which are located within one thousand (1,000) feet of a Metro Station entrance, may be provided by the restaurant obtaining a legally binding agreement to use off-site parking spaces, under any ownership, that are not required by any other use; or on-site or off-site parking spaces that are required for another use that is not open for business between 6:00 p.m. and 6:00 a.m.; provided that the zoning administrator approves such agreement and location of required parking spaces. Use of parking spaces to meet the zoning requirements shall be subject to the following conditions:

- (1) Such parking spaces shall be located in commercial or industrial zoning districts.
- (2) Such parking spaces shall conform to the requirements in subsections 33.A., 33.B., and 33.C.4.
- (3) A pedestrian entrance to such parking spaces shall be located within a distance of six hundred (600) feet from the restaurant entrance by the shortest route of effective pedestrian access.
- (4) Such parking spaces shall be conveniently usable for patrons of the restaurant without causing unreasonable:
 - (a) Hazard to pedestrians.
 - (b) Hazard to vehicular traffic.
 - (c) Traffic congestion.
 - (d) Interference with safe and convenient access to other parking areas in the vicinity.
 - (e) Detriment to the appropriate use of business property in the vicinity.
 - (f) Detriment to any residential neighborhood.
- (5) The applicant shall file one (1) copy of a notarized, legally binding agreement for the use of said parking spaces with the zoning administrator for review and approval when any restaurant parking requirement is met through said

agreement. Approval by the zoning administrator of said agreement shall be subject to the following conditions:

- (a) The name, address, and legal authorization of each signatory to execute the agreement shall be shown on the agreement.
 - (b) An agreement for the use of parking spaces shall be for not less than twenty (20) years or shall coincide with the full period of the term of the lease, including options, for use of the land or building for the restaurant, whichever is shorter.
 - (c) Verification satisfactory to the zoning administrator that the use for which such parking spaces are required is not open for business between 6:00 p.m. and 6:00 a.m. shall be provided by the applicant.
 - (d) A certified survey plat depicting the parking spaces shall be attached to the agreement. The plat shall accurately show the following:
 - i. The precise locations of the restaurant and the parking spaces.
 - ii. The distance between the restaurant and the parking spaces by the shortest route of effective pedestrian access.
 - iii. The location, dimensions, access aisles, driveways, entrances, and exits of the parking spaces.
 - iv. Any other information required by the general regulations of this section.
- (6) Once the notarized copy of said agreement is approved and the parking spaces described on the agreement are certified to comply with all applicable provisions of the zoning ordinance by the zoning administrator, the zoning administrator shall credit such parking spaces toward the parking requirement of the restaurant and shall issue the certificate of occupancy to the restaurant. The applicant shall immediately notify the zoning administrator either before any amendment to or upon termination of the agreement.
- (a) If the validity of any agreement for the use of said parking spaces submitted in compliance with this subsection expires or the agreement for any reason becomes null and void, the certificate of occupancy issued under this subsection shall be automatically suspended for the number of seats affected by said nullification, effective as of the date of such expiration or nullification. The restaurant shall cease operation of said number of seats and shall not resume until such time as a replacement agreement for the use of said parking spaces, approved by the zoning administrator, is made and the requirements of this subsection are satisfied. The applicant shall obtain an amended certificate of occupancy for the seats that are not affected by said voiding.
 - (b) In the event a certificate of occupancy is suspended as provided in subsection 33.C.3.b.(6)(a) above, if the applicant applies for a use permit for a modification of parking requirements for the restaurant as described in subsection 33.C.3.c., the restaurant shall be allowed to continue operation for a maximum period of ninety (90) days or until such time as the county board renders a decision on the use permit request, whichever is shorter.
- (7) Acceptance by the zoning administrator of any agreement for the use of parking spaces shall in no way obligate the county to enforce the provisions of said agreement, nor shall it render the County liable for any damages, injury, or loss resulting from the implementation of the provisions of the agreement.
- (8) The applicant shall negotiate the renewal of any agreement for the use of said parking spaces prior to its expiration and provide copies of such supplemental agreement to the zoning administrator in the form and manner specified by this subsection.

- c. *Modification of parking requirements for restaurants by use permit:* To encourage and promote pedestrian-related commercial activity in Metro Station areas and to promote efficient use of parking spaces, the parking requirements for restaurants, the major portions of which are located within one thousand (1,000) feet of a Metro Station entrance, may be modified by use permit. Such modification may include, but shall not be limited to, modification of the number of on-site or off-site parking spaces required for the number of seats in the restaurant, and the distance between the restaurant and the proposed off-site parking spaces. In granting such use permit, the county board may consider, among other things, the following factors:
 - (1) Hours of operation of the restaurant.
 - (2) The modes of transportation which are conveniently available to patrons of the restaurant.
 - (3) Management practices of the restaurant to reduce parking needs by patrons and employees.
 - (4) Whether parking spaces which are available for a restaurant are, as determined by the county board, conveniently usable by patrons of the restaurant without causing unreasonable:
 - (a) Hazard to pedestrians.
 - (b) Hazard to vehicular traffic.
 - (c) Traffic congestion.
 - (d) Interference with safe and convenient access to other parking areas in the vicinity.
 - (e) Detriment to the appropriate use of business property in the vicinity.
 - (f) Detriment to any residential neighborhood.
 - d. *[Modification of parking requirements for office and commercial uses:]* The parking requirement for office and commercial uses may be reduced by ten (10) percent if a direct connection which is not greater than five hundred (500) feet in length and which provides shelter from the elements is provided from the structure housing the use to which the parking is appurtenant to a Metro Transit Station.
4. *Required Parking and Standing Space:* Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this ordinance:
- a. *Conditional and Community Service Uses:* Sufficient space shall be provided on the lot for the use, as determined by the county board, in conformity to the policy set forth above, except:
 - (1) *Nursery schools:* One (1) space for each staff member or employee.
 - (2) *Elementary schools and junior high schools:* One (1) space for each twenty (20) students of design capacity.
 - (3) *High schools:* One (1) space for each ten (10) students of design capacity.
 - (4) *Schools of higher instruction:* Such parking space as may be determined to be necessary in accordance with policy set forth above.
 - (5) *Auditorium or other facility for public assembly in any of the above schools:* One (1) space for each ten (10) seats or other vantage accommodation for spectators.
 - (6) *Auditoriums, multipurpose rooms, gymnasium or other facilities used for public assembly but having no fixed seating arrangement specified:* One (1) space per fifty (50) square feet of said floor area.
 - (7) *Establishments other than schools, involving public assembly (excluding church sanctuaries), and club buildings (other than golf clubs, and community buildings):* One (1) space for each three (3) seats or other accommodations for attendants or participants, computed on the basis of one (1) accommodation for each attendant or participant.
 - (8) *Golf courses:* Forty (40) spaces for each standard nine (9) holes.
 - (9) *Community swimming pools:* One (1) space for each forty (40) square feet of pool area.

- (10) *Church sanctuaries*: One (1) space for each five (5) sanctuary seats. Notwithstanding other sections of this ordinance, required parking for churches may be located on a parking lot which is accessory to another principal use which is not open or operating on the days of the week on which the church sanctuaries are regularly used if said lot is either located within six hundred (600) feet by the shortest route of effective pedestrian access, or within three-quarters (3/4) of one (1) mile by the shortest route of effective vehicular access, and regular and frequent shuttle bus service is provided between the lot and the church during any hours when the use for which the lot is provided is not open and operating and the lot is open to persons attending meetings at the church.
 - (11) *Hospitals, rest homes, nursing homes, sanitariums, convalescent homes and institutions*: One (1) space for each four (4) beds, plus one (1) space for each two (2) employees (other than staff doctors), plus one (1) space for each doctor assigned to the staff.
 - (12) *Libraries, art galleries, and museums, private and public*: One (1) space for each five hundred (500) square feet of floor area.
 - (13) *Intermediate care facilities*: One (1) space for each three (3) dwelling units, plus one (1) space per three (3) employees, plus one (1) space per doctor.
- b. Residential and Housing Uses:
- (1) (a) *One- and two-family dwellings, other than those one- and two-family dwellings fronting a cul-de-sac*: One (1) space for each dwelling unit.
 - (b) *One- and two-family dwellings fronting a cul-de-sac*: Two (2) spaces for each dwelling unit, improved in accordance with Section 33.B.1.
 - (c) *Town houses and stacked one-family dwellings*: Two (2) spaces for each dwelling unit, and one-fifth (1/5) additional parking spaces per dwelling unit for visitors. Additional parking spaces for visitors shall be located in a clearly marked and designated common area available to all visitors. Provided, however, that visitor parking spaces may be included within the required two (2) parking spaces per dwelling unit when at least fifty (50) percent of parking spaces needed to meet the requirement are located in a common area and are available for either residents or visitors.
 - (d) All of the above parking spaces shall be constructed and maintained in accordance with Section 33.A.
 - (2) *Dwellings, other than one- and two-family*: One and one-eighth (1 1/8) spaces for each of the first two hundred (200) dwelling units in any structure and one (1) space for each additional dwelling unit.
 - (3) *Establishments with sleeping accommodations other than dwellings, including tourist courts, tourist homes, lodging or rooming houses, motels and motor hotels*: One (1) space for each dwelling unit or guest room.
- c. Retail and Service Uses: One (1) space for each two hundred fifty (250) square feet of floor area on the first floor in a building, plus one (1) space for each three hundred (300) square feet of floor area located elsewhere in the building, except:
- (1) *Automobile service station and public garage*: Three (3) standing spaces for each wash rack, lubrication rack, repair bay or similar facility for the servicing or repair of motor vehicles, not including said rack or bay as a space, plus one (1) parking space for each employee.
 - (2) *Bowling alley*: Four (4) spaces for each alley.
 - (3) *Car wash*: Twenty (20) standing spaces for waiting vehicles for each wash rack, plus one (1) parking space for each two (2) employees.
 - (4) *Drive-in banking and similar "drive-in service" establishments*: Five (5) standing spaces for each teller or customer window.
 - (5) *Furniture and appliance stores, furniture repair shops*: One (1) space for each four hundred (400) square feet of floor area.

- (6) *Greenhouses and nurseries:* One (1) space for each four hundred (400) square feet of floor area, plus such space as may be determined to be necessary in accordance with the policy set forth above.
- (7) *Health clubs or other fitness facilities.* One (1) space per fifty (50) square feet of gross floor area.
- (8) *Motor vehicle sales:* One (1) customer and one (1) employee parking space for each one thousand two hundred (1,200) square feet of area, whether or not said area is enclosed.
- (9) *Offices of physicians, surgeons, and dentists:*

Square Feet (In each Building)	Parking Required
First 5,000	1 space for each 150 square feet
Next 10,000	1 space for each 200 square feet
Area in excess of 15,000	1 space for each 250 square feet

- (10) *Other office buildings:* One (1) parking space for each two hundred fifty (250) square feet of floor area on the first floor, one (1) space for each three hundred (300) square feet of floor area located in the basement or on the second through fifth floors and one (1) space per four hundred (400) square feet of floor area located above the fifth floor.
 - (11) *Restaurants:* One (1) space for each six (6) seats (in addition to all parking space provided for service to patrons while seated in automobiles).
 - (12) *Tennis, racquet and handball courts:* Three (3) spaces per court.
 - (13) *Theaters, auditoriums and other commercial places of public assembly:* One (1) space for each three (3) seats or other accommodations, for attendants, employees or participants.
 - (14) *Undertaking establishments, funeral parlors, mortuary or funeral homes:* One (1) space for each fifty (50) square feet of chapel or parlor floor area, provided that there shall be no less than twenty (20) spaces.
 - (15) *Indoor or outdoor amusement facility:* One (1) space for each three hundred (300) square feet of indoor floor area or outdoor area used for amusement purposes.
- d. Warehouse, Wholesale and Manufacturing Uses:
- (1) *For uses consisting of the manufacture, processing assembly, storage, warehousing, wholesale, but not wholesale associated with retail uses, and distribution of products.* One (1) space for each one thousand (1,000) square feet of floor area, or one (1) space for each two (2) employees, whichever is the greater.
 - (2) *For uses where at least ninety (90) percent of the total floor area is available to the general public for the storage of items none of which is used for its intended purpose during the period that it is on the premises and is not associated with any office, retail, industrial or other business activity conducted on the premises:* One (1) space for each three thousand (3,000) square feet of gross

floor area excluding residential floor area, plus one (1) space for the resident manager, plus one (1) space for each two (2) employees.

- e. Similar Uses: For uses not listed heretofore in this schedule of parking requirements, by the interpretation of the zoning administrator, spaces shall be provided on the same basis as required for the most similar listed use.
5. *Off-street Loading.* Off-street loading spaces shall be provided for each use, as permitted in its respective classification, in not less than the amounts set forth below for every building, or addition thereto, and for all uses of land established or expanded:
- a. All Conditional Uses: Sufficient space to provide on the lot for the use, as determined by the county board, in conformity to the policy set forth above.
 - b. Multiple-family Uses: More than fifty (50) units, one (1) loading space for each two hundred (200) units or fraction thereof.
 - c. Over Six Thousand (6,000) Square Feet of Space for Offices and Personal Services Establishments, Including Prescription Filling, Out-patient Clinics and Schools, Not Adaptable for the Use of Retail Purposes: One (1) loading space.
 - d. Over Three Thousand (3,000) Square Feet of Floor Area Designed or Adaptable for Retail Business Purposes: One (1) loading space; one (1) additional space for more than fifteen thousand (15,000) square feet; one (1) additional space for more than fifty thousand (50,000) square feet; and one (1) additional space for each one hundred thousand (100,000) square feet of such floor area.
 - e. For all Wholesale and Manufacturing Uses: One (1) loading space; one (1) additional space for more than fifteen thousand (15,000) square feet of floor area and one (1) additional space for each fifty thousand (50,000) square feet of such floor area.

(Ord. No. 83-9, 3-19-83; Ord. No. 84-37, 11-17-84; Ord. No. 86-9, 5-17-86; Ord. No. 86-17, 6-28-86; Ord. No. 86-30, 6-1-87; Ord. No. 87-11, 5-2-87; Ord. No. 93-19, 10-9-93; Ord. No. 94-27, 11-19-94; Ord. No. 97-10, 5-17-97)