

**Sec. 732-211. Off-street parking regulations.**

All off-street parking areas for motor vehicles accessory to the uses in the commercial districts shall be provided in accordance with the following regulations. However, commercial parking facilities, including attendant parking, shall be subject to the provisions of Chapter 931 of this Code, and shall not be subject to the development standards of this chapter other than the minimum setback requirements of the applicable district.

**(a) Application of regulations.**

- (1) Buildings, structures, uses established hereafter - **exception for permits previously issued:** For all buildings and structures erected and all uses of land established after the effective date of this chapter, accessory parking facilities shall be provided in accordance with the regulations of this section. However, where improvement location and building permits have been issued prior to the effective date of this chapter, and provided that construction has begun within six (6) months of such effective date and diligently prosecuted to completion (but such time period not to exceed two (2) years after the issuance of such building permit), parking facilities in the amounts required for issuance of such permits may be provided in lieu of any different amount required by the off-street parking regulations of this chapter.
- (2) Buildings, structures, uses existing or hereafter established - **increased intensity of use:** When the intensity of use of any legally established building, structure or premises (existing on the effective date this chapter or hereafter established) is increased resulting in a net increase of gross floor area or any other unit of measurement specified herein for determining required parking areas, parking spaces and any other facilities as required herein shall be provided for such increase in intensity of use. However, no building or structure lawfully erected, or use lawfully established, prior to the effective date of this chapter shall be required to provide such additional parking spaces or areas, unless and until the aggregate increase in any unit of measurement specified herein for determining required parking spaces causes an increase in the required number of parking spaces that equals fifteen (15) percent or more of the number of parking spaces existing on the effective date of this chapter, in which event parking spaces and areas as required herein shall be provided for the total increase.
- (3) **Change of use:** Whenever the type of use of a building, structure or premises is hereafter changed to a new type of use permitted by this chapter, parking spaces and areas shall be provided as required by the provisions of this chapter for such new type of use, subject to the exception noted in section 732-211(a)(2).
- (4) **Existing parking areas:** Required accessory off-street parking areas in existence on the effective date of this chapter shall not hereafter be reduced below, or if already less than, shall not be further reduced below, the requirements for such use as would be required for such use as a new use of a building, structure or premises under the provisions of this chapter.
- (5) **New or expanded parking areas:** Nothing in this chapter shall prevent the establishment of, or expansion of the amount of, parking areas to serve any existing use of land or building, provided that all other regulations herein governing the location, design, landscaping, construction and operation of such areas shall be adhered to.

**(b) Location.**

- (1) Accessory off-street parking areas shall be provided on the same lot as the building or use served, or as provided in section 732-211(c) below, and shall not be located within the public right-of-way.

- (2) Accessory parking areas shall be located in a commercial district which permits the primary use or the I-3, I-4, and I-5 Industrial Suburban and Urban Districts.
- (3) Any accessory parking area located in a different district than that of the primary use must comply with the development standards for the district in which the parking area is located.

**(c) Common or combined off-street accessory parking areas.** Common or combined accessory off-street parking areas may be provided to serve two (2) or more primary buildings or uses, provided such common or combined accessory off-street parking areas shall:

- (1) Be so planned, designed, constructed and maintained as to create a desirable, efficient and well planned off-street parking area with functional and aesthetic value, attractiveness and compatibility with adjacent land uses, and consistent with the character of the district within which it is located.
- (2) Be located within five hundred (500) feet of the primary uses served, measured from the nearest point of the parking area boundary to the primary use served.
- (3) At all times have the minimum total number of spaces that is equal to the sum of the minimum required parking spaces for the use (if freestanding), or integrated center (see Table 2.10-A, No. 28.). No parking space for one (1) use shall be included in the calculation of parking space requirements for any other use.
- (4) File a site and development plan for any common or combined parking area(s) with the division of planning for approval by the Administrator prior to the issuance of an Improvement Location Permit. Such site and development plan shall indicate:
  - a. Adjacent streets, alleys and lots;
  - b. Uses to be served, including the location, use (e.g., employee, customer, etc.) and number of parking spaces for each such use as required by section 732-211(k) hereof;
  - c. Access drives, driveways, interior access driveways and acceleration/deceleration lanes;
  - d. The parking area layout, including parking areas, parking spaces, total number of parking spaces and dimensions thereof;
  - e. Distances to the primary uses served (see section 732-211(c)(2) for distance measurement);
  - f. All landscaping and screening, walls and fences; proposed lighting, if any; and type of paving proposed;
  - g. Location of signs;
  - h. Location and type of parking space barriers or curbing, if any; and
  - i. All other requirements of Chapter 730, Article III.

Such site and development plan shall demonstrate compliance with all applicable standards of this chapter. Such site and development plan shall be amended and resubmitted for Administrator's approval to indicate any change or other modification of uses served as may be required by section 732-211(a)(2) or (3) or number of parking spaces provided therefor, prior to obtaining a new Improvement Location Permit.

Common or combined off-street accessory parking area shall be developed, maintained and used only in accordance with such approved site and development plan and all other requirements of this chapter.

**(d) Minimum parking lot and parking space dimensions.**

- (1) The interior access drives, interior access driveways, drives, driveways, entrances, exits, aisles, bays and traffic circulation for parking lots and parking garages shall be designed and constructed at not less than the recommended specifications contained in Architectural Graphic Standards, Eighth Edition, Ramsey/Sleeper, John Wiley and Sons, Inc., New York, New York (a copy of which is on file in the office of the division of planning and is hereby incorporated by reference and made a part hereof); except that minimum parking space (or stall) dimensions shall be as set forth below.
- (2) Each off-street parking space shall have, regardless of angle of parking, a usable parking space dimension measuring not less than nine (9) feet in width (measured perpendicularly from the sides of the parking space) and not less than eighteen (18) feet in length; provided, however, that the total usable parking space area shall be, in no instance, less than one hundred eighty (180) square feet in total area.

Exceptions:

- a. All required parking spaces for any use allowing shopping carts to be removed from the interior of the establishment (i.e., grocery store) shall have a usable parking space dimension measuring not less than ten (10) feet in width (measured perpendicularly from the sides of the parking space) and not less than eighteen (18) feet in length; provided, however, that the total usable parking space area shall be at least one hundred eighty (180) square feet. The required parking spaces for such uses shall be located within five hundred (500) feet of the front entrance of the establishment.
- b. All parking spaces reserved for the use of physically handicapped persons shall have a usable parking space dimension measuring not less than thirteen (13) feet in width (measured perpendicularly from the sides of the parking space) and not less than twenty (20) feet in length (see also section 732-211(l), required parking spaces for the disabled).

**(e) Access to and from parking areas.**

- (1) Each off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.
- (2) All off-street parking spaces or areas shall be designed with appropriate means of vehicular access to a street or alley in such a manner as to minimize interference with traffic movement and to provide safe and efficient means of vehicular access. Off-street parking spaces and areas shall be designed and located so that vehicles shall not back from or into a public street or adjoining property.

**(f) Use of parking areas.**

- (1) The parking area shall not be used for the storage, display, advertisement, sale, repair, dismantling or wrecking of any vehicle, equipment or material. The parking area shall not be used for the storage of any commercial or inoperable vehicles.
- (2) Buildings or structures for guards, attendants or watchmen shall be permitted; however, any such structure shall not occupy a required off-street parking space(s) and shall comply with all setback requirements.
- (3) Loading spaces and maneuvering area, as required in section 732-212, shall not constitute a required off-street parking space; nor shall any off-street parking area be used as a loading space or area.

**(g) Surface of parking area.**

- (1) Off-street parking spaces may be open to the sky, covered, or enclosed in a building. In any instance where a building is constructed or used for parking, it shall be treated as any other building or structure and subject to all use and development standards requirements of the applicable commercial district in addition to the requirements contained herein.
- (2) All off-street parking areas, and the access to and from such areas, shall be hardsurfaced to adequately provide a durable and dust-free surface. A gravel surface may be used for a period not exceeding one (1) year after the commencement of the use for which the parking areas is provided, where ground or weather conditions are not immediately suitable for permanent surfacing as specified above.
- (3) The surface shall be graded, constructed and drained in such a manner that there will be no detrimental flow of water onto sidewalks.
- (4) The parking area(s), where abutting a required landscaped yard or area, shall be designed and constructed in such a manner that no part of any parked vehicle shall extend beyond the boundary of the established parking area into any minimum required landscaped yard or area or onto adjoining property.

**(h) Marking of parking spaces.** All parking spaces shall be marked by durable painted lines at least four-inches wide and extending the length of the space or by curbs or other means to indicate individual spaces. Signs or markers located on the pavement surface within a parking lot may be used as necessary to ensure efficient and safe traffic operation of the lot.

**(i) Lighting of parking area.**

- (1) When parking areas are illuminated, the lighting equipment shall provide good visibility with a minimum of direct glare.
- (2) In applying exterior lighting, equipment shall be of an appropriate type and be so located, shielded and directed that the distribution of light is confined to the area to be lighted.
- (3) Objectionable light onto adjacent properties and streets shall be avoided to prevent direct glare or disability glare.
- (4) Lighting levels for outdoor parking areas shall meet the following minimum average maintained horizontal footcandles (as specified in Architectural Graphic Standards, Eighth Edition, Ramsey/Sleeper, John Wiley and Sons, Inc., New York, New York (a copy of which is on file in the office of the Division of Planning of the Department of Metropolitan Development and is hereby incorporated by reference and made a part hereof).

**(j) Landscaping.** All parking areas in excess of one hundred (100) spaces shall be landscaped in accordance with section 732-214(g)(3) (additional landscaping requirements - interior of parking lots).

**(k) Amount of parking spaces required.**

- (1) Off-street parking spaces shall be provided and maintained for uses in the commercial district in accordance with the minimum requirement set forth in Table 2.10-A.
- (2) When a computation of required parking spaces results in a fraction of one-half ( 1/2) or greater, the number of required parking spaces shall be rounded up to the next whole number.

**TABLE 2.10-A MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY USE**

Use	Minimum parking requirement
<b>1. Any amusement establishments (commercial, recreational) involving the assembling of persons (unless otherwise specified in this table):</b>	
a. Indoor	One (1) parking space for each two hundred fifty (250) square feet of gross floor area.
b. Outdoor	One (1) parking space for each two hundred (200) square feet of gross floor area plus one (1) parking space for each four hundred (400) square feet of site area accessible to the public, exclusive of the parking area.
<b>2. Assisted-living facility</b>	Total car ratio (TCR) - assisted-living facilities: 0.500. In addition, one (1) visitor parking space shall be provided per six (6) dwelling units; plus one (1) parking space per employee on duty during the peak work shift.
<b>3. Auto, truck or motorcycle sales or repair:</b>	One (1) parking space for each employee per largest work shift, plus two (2) spaces per service bay (a service bay shall not be considered a parking space), plus one (1) space for each two hundred (200) square feet of interior sales and display area, plus one (1) space for each seven thousand (7,000) square feet of outdoor display area.
<b>4. Banking: bank, savings and loan, credit union</b>	
a. Combined drive-through and walk-in facilities	One (1) parking space for each two hundred fifty (250) square feet of gross floor area. (Also subject to the drive-through requirements of section 732-213).
b. Drive-through facility only	One (1) parking space for each employee per largest work shift, plus a minimum of three (3) additional parking spaces. (Also subject to the drive-through requirements of section 732-213).
c. Walk-in facility only	One (1) parking space for each two hundred (200) square feet of gross floor area.
<b>5. Bowling alleys:</b>	<p>a. Four (4) parking spaces for each alley/lane.</p> <p>b. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the bowling alley, such as restaurants, night clubs, and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of gross leasable floor area for uses located within or operated in conjunction with the bowling alley).</p>
<b>6. Community centers, museums, civic clubs, philanthropic and eleemosynary institutions:</b>	One (1) parking space for each four hundred (400) square feet of gross floor area.

<b>7. Convenience market</b>	One (1) parking space for each two hundred eighty-five (285) square feet of gross floor area. Parking spaces at gasoline pumps may be included in the calculation of required parking.
<b>8. Day nurseries, day care centers, kindergartens, nursery schools:</b>	One (1) parking space for each employee per largest work shift, plus one (1) parking space for each five hundred (500) square feet of gross floor area.
<b>9. Dwelling unit</b>	One-and-one-half (1.5) parking spaces for each dwelling unit.
<b>10. Fire station:</b>	One (1) parking space for each two (2) employees on the premises during the largest work shift, plus a minimum of three (3) additional parking spaces.
<b>11. Furniture/floor or wall covering store</b>	One (1) parking space for each four hundred (400) square feet of gross floor area.
<b>12. Gasoline service stations, tire and auto service center, other auto service functions:</b>	One (1) parking space for each employee per largest work shift, plus two (2) spaces per service bay (a service bay shall not be considered a parking space), plus three (3) customer spaces, plus one (1) space for each three hundred (300) square feet of gross floor area devoted to retail sales.
<b>13. Gasoline service station/convenience market</b>	Same as (8) convenience market.
<b>14. Grocery store/supermarket</b>	One (1) parking space for each one hundred fifty (150) square feet of gross floor area.
<b>15. Hardware/paint/home improvement store</b>	One (1) parking space for each two hundred (200) square feet of gross floor area plus one (1) parking space for each one thousand (1,000) square feet of the facility devoted to outside operations or storage, exclusive of the parking area.
<b>16. Health spa/sports club</b>	<ul style="list-style-type: none"> <li>a. One (1) parking space for each two hundred (200) square feet of gross floor area.</li> <li>b. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the health spa or sports club, such as dining areas, restaurants, night clubs, retail stores and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of gross leasable floor area for such uses located within or operated in conjunction with the health spa or sports club).</li> </ul>

<p><b>17. Hotels, motels:</b></p>	<p>a. One (1) parking space for each rental sleeping unit.</p> <p>b. If, in addition to sleeping units, there are other uses or accessory uses located within or operated in conjunction with the hotel or motel, such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, restaurants, night clubs, and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided. (Calculation shall be based upon the total square feet of gross leasable floor area for such uses located within or operated in conjunction with the hotel or motel).</p>
<p><b>18. Library</b></p>	<p>One (1) parking space for each four hundred (400) square feet of gross floor area.</p>
<p><b>19. Medical, dental, optometrists clinics/offices:</b></p>	<p>One (1) parking space for each two hundred (200) square feet of gross floor area.</p>
<p><b>20. Mini-warehouses</b></p>	<p>Three (3) parking spaces for each office, plus one (1) parking space per each employee based on the largest work shift, plus one (1) parking space per resident/manager, plus one (1) parking space for each thirty (30) storage units. Required off-street parking spaces shall not be utilized as rental or leased spaces.</p>
<p><b>21. Miniature golf</b></p>	<p>Four (4) parking spaces for each golf hole, plus one (1) parking space per each employee based on the largest work shift, plus one (1) space per each one hundred (100) square feet devoted to accessory retail or amusement establishments.</p>
<p><b>22. Mortuary, funeral service, crematories</b></p>	<p>One (1) parking space for each fifty (50) square feet of floor area in parlors and assembly rooms.</p>
<p><b>23. Nursing and convalescent homes, homes for the aged, sanitariums, rehabilitation centers</b></p>	<p>One (1) parking space for each three (3) patient beds, plus one (1) parking space for each two (2) employees and each two (2) staff doctors on the premises during the largest work shift.</p>
<p><b>24. Office commercial use, general: (To include, but not be limited to business, professional office, post office, office park, research center)</b></p>	<p>Three and one-half (3.5) parking spaces for each one thousand (1,000) square feet of gross floor area.</p>
<p><b>25. Racquetball/tennis courts/club facilities</b></p>	<p>One (1) parking space per employee, plus four (4) parking spaces per game court, plus one (1) parking space for each two hundred (200) square feet of the remaining floor area in the building devoted to retail activities.</p>

<p><b>26. Auditoriums, assembly halls, recital halls:</b></p>	<p>One (1) parking space for each four (4) seats at the maximum calculated capacity of the largest assembly room.                  Provided, however:                  (1) In no case shall less than five (5) parking spaces be provided; and                  (2) Residential uses shall provide parking spaces as required for residential use by this section and such calculation shall be separate from the parking calculation for the largest assembly room; and                  (3) Commercial uses that cumulatively exceed the square footage of the largest assembly room shall provide parking spaces as required for the individual commercial uses by this section and such calculation shall be separate from the parking calculation for the largest assembly room. <i>[Amended G.O. 3,2008; 2007-AO-01]</i></p>
<p><b>27. Restaurant:</b></p>	
<p>a. Family</p>	<p>One (1) parking space per employee per largest work shift plus one (1) parking space for each four (4) customer seats.</p>
<p>b. Fast food, with or without drive-through</p>	<p>One (1) parking space per employee per largest work shift plus one (1) parking space for each three (3) customer seats. Provided, however, in no case shall any such use provide less than five (5) parking spaces (also subject to the drive-through requirements of section 732-213).</p>
<p>c. Fast food, drive-through only (no seating)</p>	<p>One (1) parking space per employee per largest work shift plus a minimum of three (3) additional parking spaces (also subject to the drive-through requirements of section 732-213).</p>
<p><b>28. Taverns and night clubs</b></p>	<p>One (1) parking space per employee per largest work shift plus one (1) parking space for each seventy-five (75) square feet of gross floor area.</p>
<p><b>29. Retail or service commercial uses - individual, freestanding uses: including but not limited to: Bakeries; drugstores; beauty and barber shops; package liquor stores; laundromats, photo studios; jewelry, gift, appliance and similar stores; personal service shops</b></p>	<p>Three and one-half (3.5) parking spaces for each one thousand (1,000) square feet of gross leasable area shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized.                  Provided, however, that in no case shall any individual use provide less than five (5) parking spaces.</p>

<p><b>30. Retail or service commercial uses - integrated centers (as defined in section 732-217)</b></p>	<p>a. If the total gross leasable area of an integrated center is less than four hundred thousand (400,000) square feet, four (4) parking spaces for each one thousand (1,000) square feet of gross leasable area shall be required;</p> <p>b. If the total gross leasable area of an integrated center is greater than four hundred thousand (400,000) square feet, but less than six hundred thousand (600,000) square feet, four and one-half (4.5) parking spaces for each one thousand (1,000) square feet of gross leasable area shall be required.</p> <p>c. If the total gross leasable area of an integrated center is greater than six hundred thousand (600,000) square feet, five (5) parking spaces for each one thousand (1,000) square feet of gross leasable area shall be required.</p> <p>Provided, however:</p> <p>(1) In no case shall any individual use provide less than five (5) parking spaces; and</p> <p>(2) The following individual uses: grocery store/supermarket; theatres - motion picture or legitimate; bowling alley; or night club, shall provide parking spaces as required for the individual use by this section and such calculation shall be separate from the calculation of the gross leasable area calculation of the integrated center.</p>
<p><b>31. Roller/ice skating rink</b></p>	<p>One (1) parking space for each two hundred (200) square feet of gross floor area in the building.</p>
<p><b>32. Schools: business, technical, trade, and vocational</b></p>	<p>One (1) parking space for each one hundred (100) square feet of gross floor area in the building, or one (1) parking space per each twenty-five (25) square feet of classrooms, whichever provides the greatest number of spaces.</p>
<p><b>33. Theatres: motion picture or legitimate</b></p>	<p>One (1) parking space for each three (3) seats.</p>
<p><b>34. All uses permitted in the C-ID Commercial-Industrial District:</b></p>	<p>One (1) parking space for each two (2) employees per largest work shift, plus five (5) customer spaces. Any floor area in the establishment devoted to retail sales shall require additional customer parking spaces in the amount specified elsewhere in this section for the type of retail sales involved.</p>

<b>35. Uses not specified</b>	For any commercial district use not specified above, specific requirements shall be determined by the Administrator and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.
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[Amended G.O. 3, 2008; 2007-AO-01]

**(l) Required parking spaces for the disabled.** Every parking facility available to the public shall have parking spaces reserved for the use of physically handicapped persons, as defined in section 732-217, according to the following schedule:

<b>Total Required Number of Parking Spaces in Facility</b>	<b>Minimum Number of Reserved Spaces</b>
0 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	Two (2) percent of the total number of parking spaces.
1000 and over	Twenty (20), plus one (1) for each one hundred (100) spaces over one thousand (1,000).

Parking spaces reserved for the use of the physically handicapped persons shall count towards the minimum number of off-street parking spaces required in section 732-211, Table 2.10-A.

The dimensions of parking spaces reserved for the use of physically handicapped persons shall be those noted in section 732-211(d)(2)b.

**(m) Parking reduction provision.** The Administrator may authorize reductions, beyond those available in section 732-211(c), up to ten (10) percent of the maximum number of parking spaces required for (a) use(s) which require four hundred (400) or more parking spaces, if access is provided to public transportation.