

CHAPTER 12

VEHICULAR USE AREAS AND LIGHTING

12-1 PURPOSE

The purpose of this Chapter is to prevent or alleviate the congestion of the public street, to minimize any detrimental effects of vehicular use areas on adjacent properties, to enhance vehicular use areas with landscape elements for improved traffic circulation and visual amenities, and to promote the safety and welfare of the public. To accomplish this purpose, minimum requirements are established, while more landscaping may be included depending on site-specific conditions.

12-2 APPLICABILITY

12-2.1 New and Expanded Uses

The off-street parking and loading requirements of this Chapter shall apply to any application for a permit for the erection of a new building. For an alteration, addition or change of use of an existing building; or for an alteration, development or change of land use that requires more parking; or for changes of the capacity of an existing parking area or parking structure the off-street parking and loading requirements of this Chapter shall apply only to the area of the alteration, addition or change of use.

12-2.2 Existing Uses

The off-street parking and loading requirements of this Chapter shall not apply to buildings and land uses legally in existence on the effective date of amendment of this Resolution unless modified in the manner stated in Section 12-2.1 and further provided that any parking or loading facilities now serving such buildings or uses shall not in the future be reduced below these requirements.

12-2.3 Maintenance

The duty to provide and maintain all such areas shall be the joint responsibilities of the owner, operator and lessee of the use for which vehicular use areas are required.

12-2.4 Plan Review

For any off-street parking area required under this Chapter, and for any other proposed parking area for five (5) or more vehicles, a plan shall be submitted with the application for a Zoning Certificate to the Administrative Official to review for compliance with these regulations and for any other applicable regulations. Any such parking plan shall show the number of parking spaces, the arrangement of parking aisles, the location of driveway entrances, provisions for vehicular and pedestrian circulation, the location or typical location of sidewalks, wheel stops, lighting and curbs on or adjacent to the property, the location of utilities, barriers, shelters, and signs, the location of landscaped areas and the types and location of vegetation to be planted in them, typical cross sections of pavement, stormwater drainage facilities, and any other relevant information requested by the Administrative Official.

12-3 NUMBER OF OFF-STREET PARKING SPACES

Except as otherwise provided in this Section, off-street parking spaces for each new principal use on a parcel shall be provided according to the units of measurement indicated for that use in Table 12-9, Schedule of Off-Street Parking Requirements, found at the end of this Chapter.

12-3.1 Computation of Required Spaces

The following provision shall govern the computation of the number of off-street parking spaces required.

- (a) Fractions. When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction $\frac{1}{2}$ or less shall be disregarded and any fraction over $\frac{1}{2}$ shall require one (1) parking space.
- (b) Bench Seating Calculation. In stadiums, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty inches (20") of such seating facilities shall be counted as one (1) seat for the purpose of determining the requirement for off- street parking facilities,
- (c) Use of Maximum. When parking spaces are required on the basis of the number of faculty, staff, students or employees, the maximum number present at any one time shall govern.
- (d) Interpretation. For uses not expressly listed in Table 12-9, found at the end of this Chapter, parking spaces shall be provided on the same basis as required for the most similar listed use as determined by the Administrative Official and as adopted by the Sycamore Township Zoning Commission Policy for that specific use.

12-3.2 Spaces for the Handicapped

Parking spaces shall be provided in accordance with the provisions of the Ohio Basic Building Code.

12-3.3 Shared Parking

For shopping centers, parking requirements may be located on adjoining parcels if the parking requirements for the entire shopping center are met, the total number of required parking spaces are located within 300 feet from the uses they are intended to serve, and there is a recorded agreement from the Owner or between the Owners involved and all future owners or assigns which shall be submitted with the required plan.

12-4 DESIGN OF PARKING SPACES AND AISLES

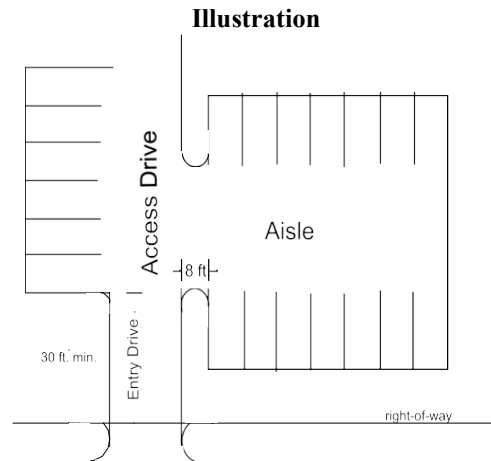
Each required parking space shall meet the minimum dimensional requirements set out in Table 12-4 and illustrated in Figure 12-4A.

12-4.1 Aisles

Each required parking space shall have direct and unrestricted access to an aisle of the minimum width set out in Table 12-4 and illustrated in Figure 12-4A.

12-4.2 Access

All parking spaces shall be entered and exited along parking aisles arranged perpendicular to access drives wherever possible. Parking shall be restricted along the area defined as an “entry drive” entry drives within thirty feet (30') of the right-of-way or easement line (and at greater distances as may be required by the Sycamore Township Zoning Commission depending on the traffic generation and parking lot size) nor within eight feet (8') of the curb or pavement edge of such restricted entry drive area.



12-4.3 Maneuverability Areas

In order to promote adequate maneuverability, the following provisions shall be followed:

- (a) Turn-Around Area. Where more than three (3) parking spaces are served by a single driveway, a turn-around area shall be provided, or other provision shall be made, to permit cars to exit the parking lot or garage without backing onto any street or sidewalk.
- (b) Back-Up Area. Each parking space shall be provided with a sufficient back-up area to permit egress in one maneuver, consisting of one backward and one forward movement.

12-4.4 Handicapped Parking Spaces

The dimension of parking spaces serving handicapped persons shall conform to the requirements of the Ohio Basic Building Code.

12-4.5 Surface and Drainage

Every off-street parking lot and driveway shall be surfaced with an asphaltic or Portland cement binder pavement providing an all-weather, durable, and dustless surface. Individual stalls shall be graded to drain so as to dispose of all surface water within the parking area in accordance with the regulations of the Hamilton County Department of Public Works. No surface water from parking areas shall accumulate or drain over a public sidewalk. Interior landscaped areas may be used for surface drainage.

12-4.6 Lighting

Fixed lighting shall comply with the provisions contained in Section 12-7 and be so arranged to prevent direct glare of beams onto any public or private property or street.

TABLE 12-4
PARKING STALL AND AISLE DIMENSIONS

A	B	C	D		E	F	
PARKING ANGLE	STALL WIDTH	LENGTH OF STALL	AISLE WIDTH		WIDTH OF ACCESS DRIVE	BAY WIDTH (CENTER TO CENTER WIDTH OF TWO ROW BAY WITH AISLE BETWEEN)	
			ONE WAY	TWO WAY		ONE WAY	TWO WAY
0 °	9 ft.	23 ft.	12 ft.	18 ft.	20 ft.	24 ft.	30 ft.
30 ° - 53 °	9 ft.	18 ft.	13 ft.	20 ft.	20 ft.	42 ft.	49 ft.
54 ° - 75 °	9 ft.	19 ft.	18 ft.	22 ft.	20 ft.	52 ft.	56 ft.
76 ° - 90 °	9 ft.	19 ft.	22 ft.	24 ft.	20 ft.	60 ft.	62 ft.

FIGURE 12-4A
PARKING STALL AND AISLE LAYOUT

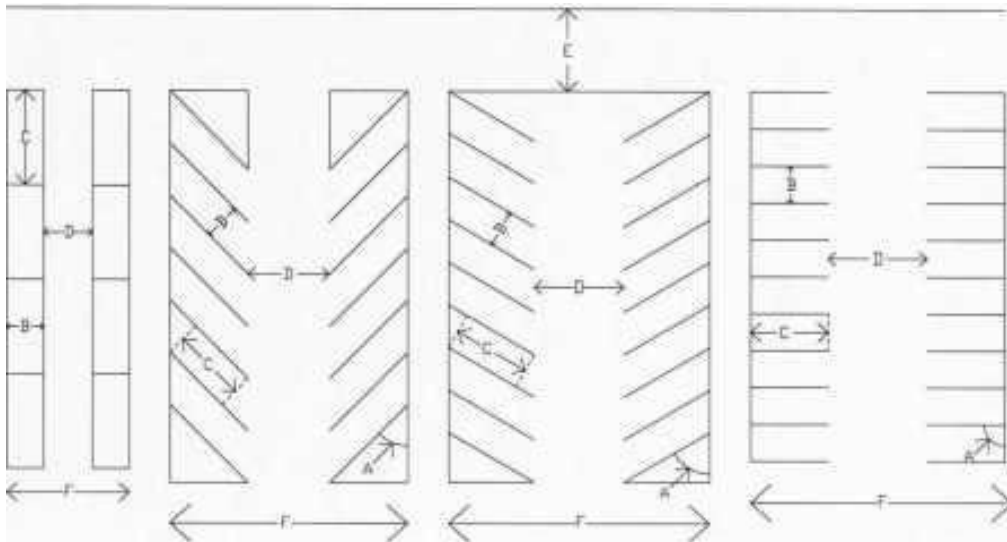
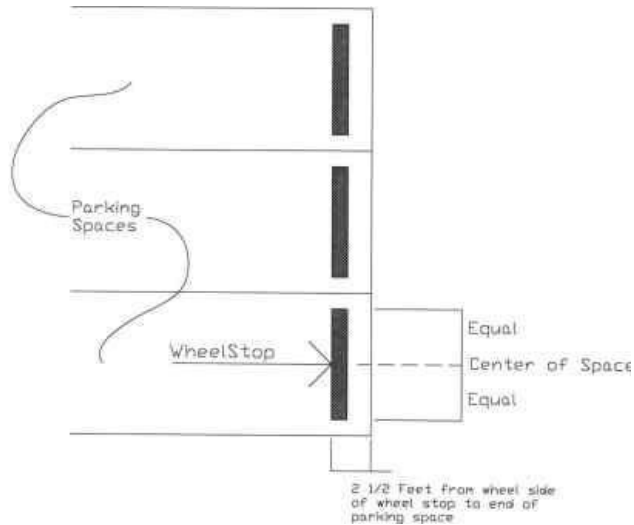


FIGURE 12-4B
WHEEL STOP PLACEMENT



12-4.7 Wheel Stops and Continuous Curbs

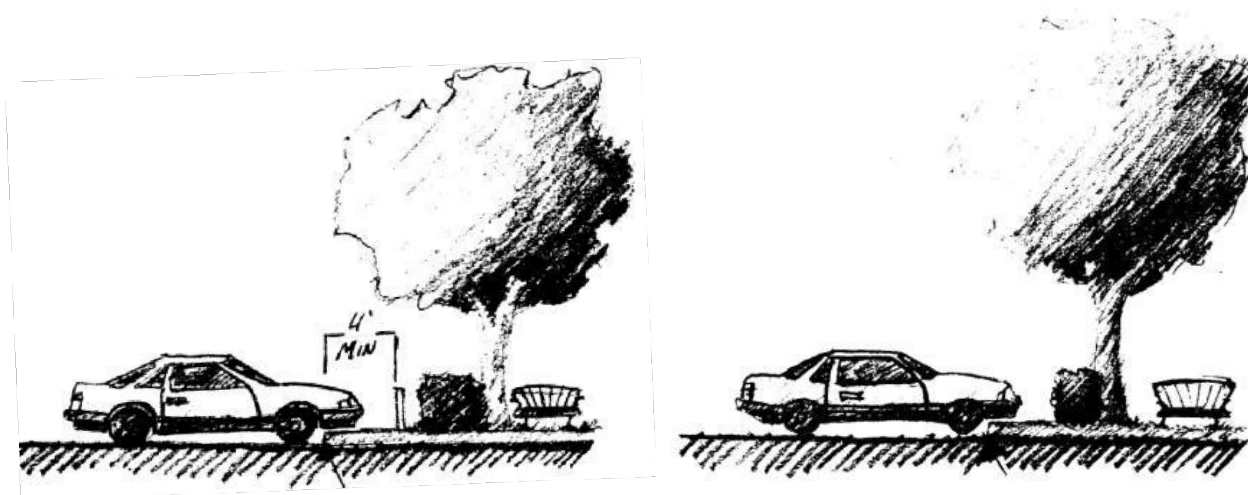
Wheel stops or continuous curbs shall be provided, located, and designed to protect required screening devices and landscaping and pedestrian ways from damage or encroachment of vehicles and to provide necessary traffic control in the parking area.

- (a) **Wheel Stops.** Each wheel stop shall be a singular block of reinforced concrete, stone, or other durable material six inches (6") in height, six inches (6") in width, and eight feet (8') in length. Wheel stops shall be placed as shown in Figure 12-4B and securely attached to the ground and may be used only at the end of parking stalls.
- (b) **Continuous Curbs.** Continuous curbs shall be made of asphalt, concrete, or stone, and shall be a minimum of six inches (6") in height and six inches (6") in width. They shall form a non-interrupted edge around all landscaped areas adjacent to parking and turn-around areas which are not protected by wheel stops.
- (c) **Placement.** The wheel stop or continuous curb shall be located a minimum of four feet (4') from any structures, buildings, walls, or plant material, excluding groundcover (as shown in Figure 12-4C) to prevent a vehicle from driving onto the landscape area or hitting any structure or plant material at the edge of the parking area. The mature size of the plant material shall be specified to determine if the landscape meets the setback requirements.
- (d) **Stall Dimensions.** Where continuous curbs are used, the paved area of the parking stall length required in Table 12-4 and illustrated in Figure 12-4A (Dimension 'C') may be reduced by two and one-half feet (2½') as shown in Figure 12-4D provided that the vehicle overhang will not encroach on pedestrian circulation or the required setback for desirable plant growth. Where wheel stops are used, the paved area of the parking stall length required in Table 12-4 and illustrated in Figure 12-4A (Dimension 'C') shall not be reduced.

12-4.8 Slope

No area of any parking lot, excluding entry drives, shall have a slope in excess of seven percent (7%). Entry drives or drives that connect parking areas shall not have a slope in excess of ten percent (10%).

FIGURE 12-4C
STRUCTURE AND PLANTING SETBACK REQUIREMENTS



4' MINIMUM REQUIRED

FIGURE 12-4D
PAVEMENT AREA ADJUSTMENT WITH CONTINUOUS CURB USAGE



12-5 LOCATION OF REQUIRED PARKING SPACES

12-5.1 Off-Street Parking

Required off-street parking spaces for any use shall be located on the same parcel as the use they are intended to serve, except where these regulations allow shared parking between uses on different lots pursuant to Section 12-3.3.

12-5.2 Residential Parking

In any residential use parcel or residential district, no off-street parking area, maneuvering area for parking spaces, or loading area shall be located within any required yard. Such vehicles shall only be parked on a paved surface or in an enclosed garage. This restriction shall not apply to driveways providing access from the street to the required parking area located outside of the required front yard, nor is it intended to prohibit parking of vehicles on such drive serving a detached dwelling. Within ten feet (10') of the right-of-way, the maximum width of the driveway shall be twenty-four feet (24') in a Single-Family District. No residential parking area or garage, in a residential district or on a parcel being used for residential purposes, shall be utilized for more than one (1) commercial vehicle owned or normally operated by a resident of the premises, and such vehicle shall not exceed one and one-half (1½) tons capacity.

12-5.3 Parking of Boat, Trailer, R.V. or Mobile Home

In any Residential District placing a boat, trailer, or mobile home shall be prohibited, except that outside the Flood Plain Area one (1) trailer as defined in Chapter 2 or one (1) boat may be parked or stored in a garage or other accessory building. Outdoor storage of a boat or trailer is prohibited in any front yard, side yard, or required rear yard in any Residential District. No occupancy for human habitation shall be maintained or business conducted therein while such trailer or boat is so parked or stored. The wheels or any similar transporting devices of any such trailer permitted within any Residential District shall not be removed, nor shall any trailer be temporarily or permanently affixed to the ground or attached to something having a temporary or permanent location on the ground.

12-5.4 Parking of Inoperable or Abandoned Vehicles

The parking or storage of inoperable, abandoned, or junk vehicles (see definition for junk vehicle) is prohibited outdoors in all districts, except as otherwise provided for in this resolution. No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. The location and duration of temporary parking or storage of an unlicensed operable vehicle may be approved by the Zoning Inspector through the issuance of a Temporary Zoning Certificate on the basis of the adequacy of the parcel size, condition of the vehicle, visibility from other properties and absence of undue adverse impact on adjacent property or on the area as a whole.

12-5.5 Traffic Patterns

All parking garages and lots shall be located and designed to encourage minimal routing of traffic along public rights-of-way contiguous to blocks that contain primary education facilities or recreation sites designed for children or which have over fifty percent (50%) of their frontage developed with single- or two-family dwellings.

12-6 LANDSCAPING FOR VEHICULAR USE AREAS

12-6.1 Applicability

- (a) Scope. The application of the landscape regulations established by this Section shall be limited to the same scope as defined in Sections 12-2.1 and 12-2.2 of this Chapter.
- (b) Exception. Vehicular use areas containing less than five (5) parking spaces shall be exempt from the requirements of this Section 12-6.

Where the total parking provided is located in more than one location on a site and each location contains less than five (5) parking spaces, each such area shall be exempt from Section 12-6 if separated on all sides by at least twenty feet (20') of non-paved area.

- (c) Alteration or expansion. Where an existing vehicular use area containing less than five (5) contiguous parking spaces is expanded and thereby contains five (5) or more contiguous parking spaces, landscaping for the entire area shall be provided and not merely to the extent of its expansion.

12-6.2 Total Landscaping Required

The total landscaping required in vehicular use areas is 22 sq. ft. per parking and stacking space. Interior and streetscape landscaping count toward the minimum square feet of landscaping required per parking space. Boundary buffers do not count toward the minimum square feet of landscaping required per parking space.

12-6.3 Interior Landscaping Standards

Interior landscaping shall comply with the following standards:

- (a) Design. Landscape areas shall be peninsular, island types, or tree islands as defined in Section 12.

Location. All parking spaces must be at least within 100 feet of a landscaped area.

Retail uses having a sidewalk abutting or parallel to the storefront, three (3) feet of landscaping between the

sidewalk and vehicular use area is required for at least 50% of the entire building frontage. The storefront landscape buffer must be evenly distributed along the entire building frontage. Shrubs no lower than one (1) foot in height and other ground cover must be planted in the buffer zone at a ratio of not less than 30 per 100 feet of buffer.

Office uses that have a sidewalk abutting or parallel to the building, three (3) feet of landscaping between the sidewalk and vehicular use area is required for 100% of the entire building frontage. (This requirement does not include walkways for ingress and egress to the building) The landscape buffer must be evenly distributed along the entire building frontage. Shrubs no lower than one (1) foot in height and other ground cover must be planted in the buffer zone at a ratio of not less than 30 per 100 feet of buffer.

- (b) Minimum Area. The minimum landscape area shall be one hundred (100) square feet, except as provided for in Section 12-6.3(h)
- (c) Surface. Any landscape area provided under this Section shall not contain bare soil. Any ground area shall be covered with stones, mulch, vegetative ground cover, or other surface permeable by water.
- (d) Retention Basins. Natural or landscaped detention basins may count toward minimum square footage landscaping requirements.
- (e) Traffic Visibility. No landscaping shall obscure visibility at vehicular intersections with the parking area or other areas where clear visibility is necessary to assure safe circulation. Where safe visibility is impaired, canopy trees shall have branches removed from the trunk at least five feet (5') above the ground and shrubs or groundcover shall not exceed two feet (2') in height. Evergreen trees and under story trees that would impair visibility for safe circulation shall not be planted in these areas.
- (f) Minimum Width. No interior landscaping area shall be less than ten feet (10') by ten feet (10'), except as provided for in Section 12-6.3(h).
- (g) Tree Islands. Individual tree islands are permitted in parking lots. Trees located in these islands may be applied to the total number of required trees, as well and in the impervious surface ratio calculation and distance requirements pertaining to parking space locations. These islands are permitted at the junction of four parking spaces, with an area not to exceed (25) twenty five square feet. Trees should be of a canopy or under story variety.

12-6.4 Determination of Interior Landscape Requirements

The Landscape Requirements shall be computed as follows:

- (a) Interior Landscape Area Requirement. Determine the landscape area by multiplying the Landscape Area Requirement of 22 sq. ft. per parking and stacking space (Sec. 12-6.2) by the total number of parking spaces on the lot.
- (b) Planting Requirements. To determine the minimum number of canopy trees, use the rate of two (2) canopy tree for each 10 parking spaces for retail uses and three (3) canopy trees for each 10 parking spaces for non- retail uses. Any fractional number of trees should be calculated to the next highest wholenumber.

To determine the total number of required shrubs, multiply the total number of required canopy trees by three (3). One canopy tree may substitute for 3 shrubs. Trees and shrubs do not have to be equally spaced, but may be grouped.

12-6.5 Overlap

When any portion of the parcel is subject to more than one set of landscape or buffer requirements as set forth in this or any other Chapter, the most stringent requirement shall control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.

12-6.6 Credit

Existing trees and shrubs, fences, walls or berms on a parcel may be used to meet the requirements if they meet the standards established in this Chapter and in Chapter 15, Section 15-6, Credit for Existing Landscape Materials.

12-6.7 Plant Installation and Maintenance Standards

All new plant material as part of the requirements for this Chapter shall be in accordance with Chapter 15, General Landscape Material Standards.

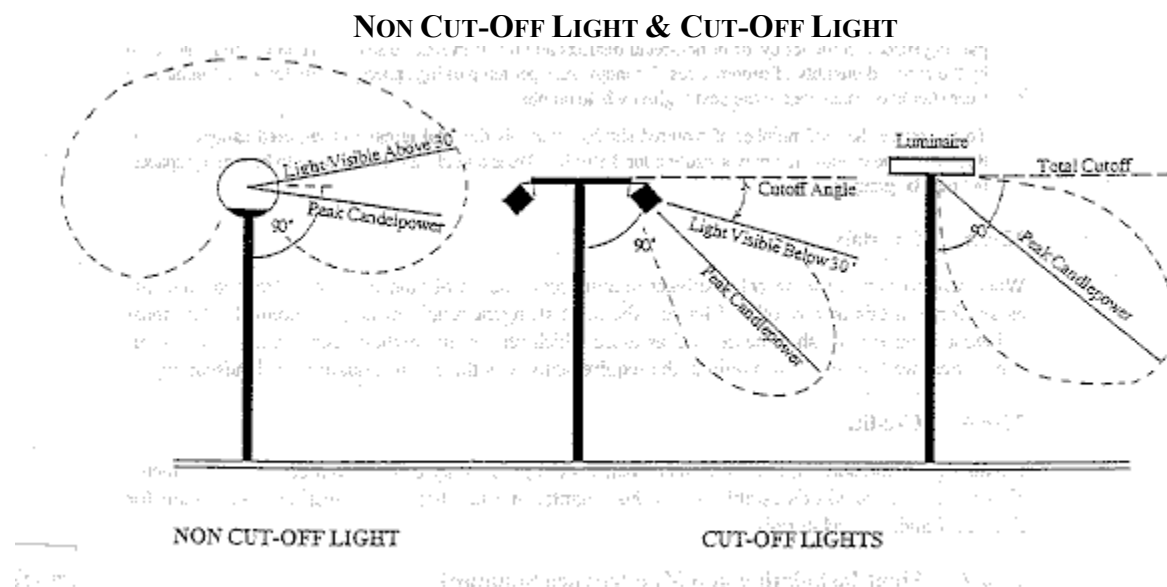
12-6.8 Modifications

In the event that the unusual topography or elevation of a development site, the size of the parcel to be developed, the extent of expansion or redevelopment of the site or parking area is deemed to be insignificant, or the presence of existing buffers on adjacent developed property would make strict adherence to the requirements of this Chapter serve no meaningful purpose or would make it physically impossible to install and maintain the required landscaping, the Sycamore Township Zoning Commission or the Board of Zoning Appeals (per Section 12-6.9) may, upon proper application by the property owner, and upon making findings of fact, modify the requirements of this Chapter provided the existing or resulting landscape features of the development site comply with the spirit and intent of this Chapter, Chapter 14 and other related Chapters.

12-6.9 Authority

The authority to approve landscape modifications resides with the Commission or Board that approves each specific type of zoning request.

12-7 OUTDOOR LIGHTING



The following restrictions shall apply to any outdoor lighting located in any district on parcels where there are parking spaces for five (5) or more vehicles.

12-7.1 Height

All outdoor lighting shall be designed, located, and mounted at heights no greater than sixteen feet (16') above grade for non-cutoff lights and thirty-two feet (32') above grade for cutoff lights. A greater height may be authorized in any district by a Variance approved pursuant to, Chapter 21.

12-7.2 Illumination

All outdoor lighting shall be designed and located with a maximum illumination of 0.5 foot candles at the property line.

12-7.3 Shielding

All outdoor lighting for non-residential uses shall be located, screened, or shielded so that adjacent lots located in residential districts are not directly illuminated.

12-7.4 Color and Glare

No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.

12-7.5 Luminaire Type

Outdoor light lamps shall be of types recommended in the Sycamore Township Zoning Commission Development Plan Guideline 91-3, located in Appendix 3.

12-7.6 Factors for Evaluation

The following factors shall be considered in the evaluation of lighting plans:

- (a) Pole Height
- (b) Type of Luminaire
- (c) Site Coverage - average maintained
- (d) Uniformity: (1) Maximum:Minimum (2) Average:Minimum
- (e) Intensity at Property Line

12-7.7 Location

Outdoor lighting need not comply with the yard requirements of this Resolution, except that no such light shall obstruct sight triangles as defined in Section 14-9.

12-8 OFF-STREET LOADING REQUIREMENTS 15000

12-8.1 Scope of Application

The application of the loading regulations established by this Section shall be limited to the same scope as defined in Sections 12-2.1 and 12-2.2 of this Chapter.

12-8.2 Number of Off-Street Loading Spaces Required

Off-street loading spaces shall be provided for commercial and industrial uses in accordance with the schedule set forth below. Loading spaces shall not conflict with or overlap with the area used for parking.

SCHEDULE OF REQUIRED OFF-STREET LOADING SPACES	
Gross Floor Area of Structure (square feet)	Number of Required Loading Spaces
0 - 10,000	0
10,001 - 50,000	1
50,001 - 100,000	2
100,001 - 200,000	3
200,001 - 400,000	4
Each additional 200,000	1

12-8.3 General Standards

Every loading space shall be designed, constructed, and maintained in accordance with the standards and requirements set forth below.

- (a) Location of Required Loading Spaces. Loading spaces shall be located on the same lot as the building or structure to which they are accessory. No loading space shall be located in any required front yard, nor shall it permit any vehicle to extend into any front yard or across any lot line of a more restrictive district while being loaded or unloaded.
- (b) Dimensions. No required loading space shall be less than twelve feet (12') in width or thirty-five (35') feet in length or have a vertical clearance of less than fourteen feet (14').
- (c) Access. Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with traffic movement and parking lot circulation. Access to and from loading spaces shall be approved by the Administrative Official.
- (d) Surface and Drainage. Every loading space shall meet the surface and drainage requirements of Section 12-4.5.
- (e) Screening. All operations, material, and vehicles within any loading space that are visible from public streets or from residential uses shall be screened. The screening material shall be at least six feet (6') in height, 100 percent opaque, and shall meet the requirements for screening as set forth in Chapter 15, Section 15-4.

12-9 VEHICULAR STORAGE YARD REQUIREMENTS

12-9.1 Minimum Setbacks

Any vehicular storage yard shall be located behind the minimum building setback for the site.

12-9.2 Screening

All vehicular storage yards that are visible from public roads or residential districts shall be screened. The screening material shall be at least six feet (6') in height, and shall meet the requirements for screening as set forth in Chapter 15, Section 15-4.

TABLE 12-9 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS	
RESIDENTIAL USES	FORMULA
Accessory Apartment	One space for apartment + two for single-family house
Apartments/Attached condominium units	One and one-half spaces for each efficiency or one-bedroom unit; two spaces for each unit with two or more bedrooms
Bed and Breakfast	Two spaces for owner + one space for each guest room.
Boarding House	One space per bedroom + one space per employee
Day Care, Child, Type A and Type B	One space per four children of licensed capacity + one space per employee in addition to the required spaces for the dwelling
Dormitory, Fraternity, Sorority	One space for each three beds + one space per employee
Granny Cottage	One space per bedroom
Group Home	One space per employee on shift of max. employment + two visitors spaces or one space per employee plus one space per two residents where residents can own vehicles
Single-Family, Two-Family, Townhouse, Manufactured/Mobile Home	One and one-half spaces for each efficiency or one-bedroom unit; two spaces for each unit with two or more bedrooms
Three-Family	One and one-half spaces for each efficiency or one-bedroom unit; two spaces for each unit with two or more bedrooms
COMMERCIAL USES	FORMULA
Amphitheater, Arena, Auditorium, Banquet, Exhibition or Meeting Halls, Stadium	One space for each three seats or one space per 50 sq. ft. of net floor area where fixed seating is not available
Amusement Park	One space for each three persons at capacity
Art Gallery, Antique Store, Interior Decorator Service	One space per 300 sq. ft. of net floor area
Automobile and Truck Rental	One space per 400 sq. ft. of net floor area
Automobile Sales (Accessory Service)	One space per 400 sq. ft. of net floor area of sales, shop or garage + one space per employee
Automobile Service	Two spaces per service bay (excluding the bay)+ one space per employee and one space per vehicle used in operation of the service
Banking / Financial Institution (Drive-in Service Window - Sec. 10-9)	One space per 400 sq. ft. of net floor area + stacking space for drive-in service lane (Sec 10-9)
Batting Cage	One space per cage + one space per employee
Barber Shops & Beauty Salon	One space per 100 square feet of net floor area
Billiard Parlor or Pool Room	One space per 100 square feet of net floor area
Bowling Alley	Six spaces per lane
Building Materials, Sales and Distribution	One space per 400 sq. ft. of net floor area
Car Wash, Automated	Five stacking spaces for each automated car wash lane.
Car Wash, Self Service	Four stacking spaces for each stall + two drying spaces for each stall
Convenience Store (with gas pumps)	One space per 200 sq. ft. of net floor area + one space per pump + one space per employee
Delicatessens, Bakery Goods, Meat, Fruit & Vegetable Markets	One space per 150 sq. ft. of net floor area.
Drive-In or Drive-Through Facility	Five stacking spaces per lane + one space per employee if entirely drive-through
Durable Goods, Carpet, Furniture and Appliances, Sales & Rental	One space per 400 sq. ft. of net floor area
Funeral Home or Mortuary	One space per 75 sq. ft. of parlor or chapel space or one per five seats, whichever is greater, but not less than 20 spaces
Health & Fitness Facility	One space per 200 sq. ft. net floor area

TABLE 12-9 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS	
Gasoline Service Station (with repair)	One space per pump + one space per employee + two spaces per service bay (excluding the bay space) and one space per vehicle used in operation of the service
Golf Driving Range	One space for each driving tee + one per employee
Grocery Store	One space per 167 sq. ft. of net floor area
Gun Firing Range	One space for each station + one per employee
Heliport	One space for each four seats in waiting area + one space for each two employees on maximum shift
Machinery, Boat, Truck, Farm & Construction Equipment Sales, Rental & Service	One space per 1000 sq. ft. of net floor area + one space per 2,500 sq. ft. of outdoor display area + one space per employee.
Miniature Golf Course	Two spaces per hole + one space for each 100 sq. ft. of net floor area for other indoor game activities
Motorcycle, Sales & Service	One space per 400 sq. ft. of net floor area
Motel/Hotel	One space per lodging unit, meeting rooms and restaurants calculated separately
Office (Excluding Medical)	Office Buildings 0-20,000 sq ft: Four spaces for the first 1,000 sq ft plus 1 space for every 400 sq ft net area over 1,000 sq ft (Ratio 2.5/1000sq ft) Office Buildings 20,001 sq and up: Four spaces for the first 1,000 sq ft plus 1 space for every 250 sq ft net area over 1,000 sq ft (Ratio 4/1000sq ft)
Office, Medical / Clinic	Six spaces + One space per 200 sq. ft. of net floor space in excess of 1000 sq. ft.
Photo Lab, Picture, TV or Sound Studio	One space per one and one-half employees + one space per facility vehicle
Recycling Drop-off Facility	One space per drop-off and five stacking spaces per lane + one space per employee
Restaurant / Bar	One space per 100 sq. ft. of net floor area
Restaurant Drive-In	Five stacking spaces per lane
Retail, Sales and Service	One space per 200 sq. ft. of net floor area
Service Establishments: Dry Cleaning or Laundry Pick-Up Stations, Print Shops, Tailoring, Shoe or Hat Repair	One space per 300 sq. ft. of net floor area
Shopping Center	One space per 222 sq. ft. of net floor area of general retail space + additional spaces, as required herein, for associated offices, theaters, and restaurants
Skating Facility	One space per 250 square feet of net floor area
Studio: Art, Dance, Gymnastics, Music	Five spaces, plus one space for each 150 sq. ft. of net floor area in excess of 500 sq. ft.
Swimming Pools, Tennis or Racquet Clubs, and Similar Recreation Facilities Open To The Public For A Fee	One parking space for each 50 square feet of pool area; eight spaces for each indoor tennis court; five spaces for each outdoor tennis court; five spaces for each racquet ball and/or handball court
Theater, Motion Picture or Live Performance	One space per four seats
INDUSTRIAL USES	FORMULA
Automobile Body Shop	Two spaces per service bay (excluding the bay)+ one space per employee and one space per vehicle used in operation of the service
Flammable Liquids/Gases, Heating Fuel Distribution and Storage	One space per employee on maximum work shift + one space per facility vehicle used in operation of the service
Laundry, Dry Cleaning, Linen, Diaper Service (plant on premises)	One space per two employees + one space per facility vehicle

TABLE 12-9 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS	
Manufacturing, Transfer Station, Research Lab	One space per one and one-half employees on maximum work shift + one space per facility vehicle
Mini-Storage Facility	Three spaces + one space per 100 individual storage units
Outside Storage	Two spaces for the first 2,000 sq. ft. + one space for each additional 2,000 sq. ft.
Package Delivery Service, Truck Terminal, Taxicab Barn	One space per one and one-half employees + one space per facility vehicle
Recycling Facility	One space per employee or volunteer on largest work shift + one space per collection vehicle + two drop-off spaces for each bay and/or collection vehicle and container
Telecommunication Towers	One space
Vehicle Storage Yard	One space per employee on maximum shift + one space per facility vehicle + one space per 250 sq. ft. net floor area
Warehouse, Display Room for Wholesale Activities	One space per two employees on maximum work shift or for 2,000 square feet of warehouse floor area + additional space for office area as per general office requirements, whichever is greater.
INSTITUTIONAL USES	FORMULA
Cemetery	One space per employee
Church or Temples	One space per four seats or bench seating in the main assembly room.
Correctional Facility	One space per employee + one space per 25 inmates
Day Care Center, Child, Pre-School	One space per employee + one space for each facility vehicle stored on the lot + one parking space for each six children
Halfway House	One space per bed + one per employee
Hospital	One parking space per bed
Nursing, Convalescent Home, & Continuing Care Facility	One space per six residents + one space per employee
School, Elementary (K-6)	One space for each three seats in any auditorium, or one space for each classroom, whichever is greater
School, Junior High/Middle School	One space for each three seats in any auditorium, or one space for each classroom, whichever is greater
School, Senior High	One space per employee + twelve visitor spaces, plus one space per six students
School, Vocational / Professional	One space per employee + one space per two registered student capacity
University or College	One space per two employees + one space per four students
PUBLIC SERVICE USES	FORMULA
Government Buildings	One space per 250 sq. ft. of net floor area or one space per four patrons, whichever is greater
Government Storage Yard	One space per employee on maximum shift + one space per facility vehicle + one space per 250 sq. ft. net floor area
Library	One space per 400 sq. ft. of net floor area
Police & Fire Stations	One space per employee on maximum shift + one space per facility vehicle + one space per 250 sq. ft. net floor area
RECREATIONAL, CULTURAL & ENTERTAINMENT USES	FORMULA
Athletic/Play Field	Ten spaces per acre
Botanical Garden	Four spaces per acre of grounds
Campground	One space per campsite + one space per employee
Club, Private	One space for each 50 square feet of net floor area used for assembly, game room, dancing or dining, plus one for each sleeping room

TABLE 12-9 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS	
Community (recreation) Center	One space per 200 sq. ft. of net floor area
Golf Course	Four spaces for each hole + one space for 100 sq. ft. of net floor area in any cocktail lounge, bar, or similar facility.
Museum	One space per 400 sq. ft. of net floor area
Outdoor drama theater (not drive-in)	One space for each three seats
Parks, Playgrounds	Four spaces per acre
Tennis or Racquet Clubs, and Similar Recreation Facilities	Eight spaces for each indoor tennis court; five spaces for each outdoor tennis court; five spaces for each racquet ball and/or handball court
Recreation center, Internal	One space per 250 sq. ft. of net floor area
Summer Camp	One space per employee + one space per each camp vehicle + one space per five users at maximum capacity
Swim Facility	One parking space for each 50 square feet of pool area + one per employee
Zoo	One space per 2000 sq. ft. of land area
AGRICULTURAL USES	FORMULA
Farm Market	One space per 150 sq. ft. of net floor area
Fishing Lake	One space per 150 sq. ft. of net floor area + five spaces per acre of lake
Kennel, Commercial	One space per 1000 sq. ft. of net floor area + one space per employee + one drop-off space per twenty kennel spaces.
Nursery, Greenhouse	One space per 250 sq. ft. of indoor net floor area + one space per 1000 sq. ft. of net outdoor sales / display areas + one space for each 1.5 employees
Stable	One space per 4 stalls + one space per employee
Veterinarian Facility	Three parking spaces for the first 750 sq. feet or fraction thereof, plus one space for each 300 square feet of net floor area in excess of 750 square feet