

CITY OF BALTIMORE
COUNCIL BILL 25-0065
(First Reader)

Introduced by: Councilmember Blanchard

Cosponsored by: President Cohen and Councilmembers Dorsey and Gray

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Transportation, Parking Authority of Baltimore City, Planning Commission, Baltimore Development Corporation, Mayor's Office of Small and Minority Business Advocacy and Development, Department of Housing and Community Development, Board of Municipal and Zoning Appeals

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Eliminating Off-Street Parking Requirements**

3 FOR the purpose of repealing requirements for providing a minimum number of off-street parking
4 spaces per use type; setting certain parking maximums; and correcting, clarifying, and
5 conforming related provisions and tables.

6 BY repealing and re-ordaining, with amendments,

7 Article 32 - Zoning

8 Sections 16-101, 16-206 to 16-208, 16-302, 16-401(b), 16-403(b), and 16-406(a)

9 Baltimore City Code

10 (Edition 2000)

11 BY repealing

12 Article 32 - Zoning

13 Sections 16-201 to 16-205, 16-401(e), 16-404(c), 16-501, 16-502, the subtitle designation,

14 “Subtitle 6. Required Off-street Parking”, Sections 16-601, 16-602, 16-705(e), and

15 Table 16-406

16 Baltimore City Code

17 (Edition 2000)

18 BY renumbering

19 Article 32 - Zoning

20 Sections 16-206 to 16-208 and 16-505

21 To be

22 New Sections 16-201 to 16-203 and 16-501

23 Baltimore City Code

24 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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BY adding
Article 32 - Zoning
Section 16-204 and Table 16-204
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sections 16-206 to 16-208 and 16-505, respectively, of Article 32 - Zoning of the Baltimore City Code be renumbered to be new Sections 16-201 to 16-203 and 16-501, respectively.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Title 16. Off-Street Parking and Loading

Subtitle 1. Purpose of Title

§ 16-101. Purpose.

The off-street parking and loading regulations of this title are intended to:

- (1) provide accessible, attractive, secure, and well-maintained off-street parking and loading [areas with the appropriate number of spaces in proportion to the needs of the proposed use;] AREAS; AND
- (2) increase public safety by reducing congestion of public streets;
- (3) encourage the use of alternative modes of transportation where appropriate; and
- (4) ensure that parking requirements are tailored to maintain pedestrian environments and sensitive to the urban fabric of the City.

Subtitle 2. General Applicability

[§ 16-201. Existing off-street parking facilities.]

[(a) No reduction below requirements.]

[The number of existing off-street parking and loading spaces may not be reduced below the requirements of this title. If the number of those existing spaces is already less than the requirements of this title, it may not be further reduced.]

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1 [(b) *Transition rules.*]

2 [If a building permit was lawfully issued before June 5, 2017, and if construction began
3 within 180 days of the permit's issuance, off-street parking and loading spaces must be
4 provided in the amount required for the issuance of that building permit, regardless of the
5 requirements of this title.]

6 **[§ 16-202. Damage or destruction.]**

7 [If a structure is reconstructed or repaired after being damaged or destroyed, off-street
8 parking and loading facilities may be restored or maintained in an amount equivalent to that
9 at the time of the damage or destruction. However, it is not necessary to restore or maintain
10 parking and loading facilities in excess of the applicable requirements of this title.]

11 **[§ 16-203. Additions or expansions to existing structures.]**

12 [(a) *Parking spaces req'd for increased intensity.*]

13 [If a structure is increased through the addition of a dwelling unit, floor area, seating
14 capacity, or other unit of measurement, off-street parking spaces must be provided for
15 that increased intensity, as required by this title.]

16 [(b) *Limited exception for preexisting non-residential uses.*]

17 [However, a non-residential use that was lawfully established before the June 5, 2017,
18 does not need to provide additional off-street parking for that increase until the aggregate
19 increase in units of measurement equals 10% or more of the units of measurement
20 existing on June 5, 2017. Once that level of increase has been reached, however,
21 off-street parking facilities must be provided, as required by this title, for the total
22 increase.]

23 **[§ 16-204. Change in use.]**

24 [If a structure or land changes to a new use, the new use must provide the amount of parking
25 and loading spaces required by this title.]

26 **[§ 16-205. Provision of additional spaces and parking maximums.]**

27 [Nothing in this title prevents the voluntary establishment of additional off-street parking or
28 loading facilities. However, in no case may off-street parking be provided in excess of double
29 the requirements of this Code, except for detached and semi-detached dwellings to which no
30 maximum applies or no parking is required. All regulations governing the location, design,
31 and control of these facilities must be in accordance with this title.]

32 **§ 16-201. [§ 16-206.] Prohibited uses of off-street parking and loading spaces.**

33 (a) *Other than for motor vehicles, bicycles.*

34 All off-street parking spaces [required by this title] may only be used for the parking of
35 motor vehicles and bicycles.

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1 [(b) *Storing vehicles for sales or hire.*]

2 [In no event may required parking spaces be used for the temporary or permanent storage
3 of vehicles for sale or hire.]

4 (B) [(c)] *Vehicle repair or service.*

5 No motor vehicle repair work or service of any kind, except emergency repair service, is
6 permitted in any off-street parking space.

7 [(d) *Using space allocated to loading space to meet req't for parking space or vice-versa.*]

8 [No space allocated to an off-street loading space may be used to satisfy the requirement
9 for an off-street parking space or access aisle, or portion of either. Conversely, the area
10 allocated to an off-street parking space may not be used to satisfy the requirement for an
11 off-street loading space or portion of a space.]

12 **§ 16-202. [§ 16-207.] Computation of [off-street] BICYCLE parking [requirements.] AND**
13 **LOADING FACILITIES.**

14 (a) *In general.*

15 The total number of required [parking, loading,] LOADING and bicycle spaces is based on
16 the requirements for the use of the lot. However, if a lot contains more than 1 use, the
17 number of required spaces is the sum of the separate requirements for each use. All
18 [off-street parking] REQUIRED facilities must be completed before occupancy of the
19 structure.

20 (b) *Computation standards.*

21 (1) In computing the number of [off-street parking, loading,] LOADING or bicycle spaces
22 required by this title, the following standards of computation apply.

23 (2) A fraction of less than one-half may be disregarded, and a fraction of one-half or more
24 is counted as 1 [parking or] loading space.

25 (3) In places of assembly in which patrons or spectators occupy benches, pews or similar
26 seating facilities, each 24 inches of the seating facility is counted as 1 seat for the
27 purpose of determining the requirement for off-street [parking facilities.] LOADING
28 AND BICYCLE SPACES. Floor area of a prayer hall is counted as one 1 seat per marked
29 prayer mat space or, if prayer mat spaces are not marked, 1 seat for every 5 square feet
30 in the prayer hall.

31 (4) Except as otherwise specified, [parking or] loading OR BICYCLE spaces required on an
32 employee basis is based on the maximum number of employees normally present on
33 the premises at any one time. If the determination of the number of parking spaces is
34 based on the number of employees, the owner and the manager are EACH counted as
35 AN employee.

§ 16-203. [§ 16-208.] Accessible parking requirements.

With the exception of single-family, detached and semi-detached, dwellings and rowhouse dwellings, in all off-street parking facilities where parking is provided for employees, visitors, or both, accessible parking spaces must be provided. The [number of] accessible parking spaces [must be included in the total number of required parking spaces and must be] SHALL BE in accordance with the applicable requirements of the Maryland Accessibility Code, AS SET FORTH IN COMAR 09.12.53, and all other governing codes and applicable laws. These spaces must comply with the design standards in the Maryland Accessibility Code. These spaces must be identified by a sign and pavement markings indicating parking for the disabled only.

§ 16-204. PARKING MAXIMUMS.

NOTHING IN THIS TITLE PREVENTS THE VOLUNTARY ESTABLISHMENT OF ADDITIONAL OFF-STREET PARKING OR LOADING FACILITIES. HOWEVER, IN NO CASE MAY OFF-STREET PARKING BE PROVIDED IN EXCESS OF THE LIMITS SET IN TABLE 16-204 OF THIS CODE, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS TO WHICH NO MAXIMUM APPLIES. ALL REGULATIONS GOVERNING THE LOCATION, DESIGN, AND CONTROL OF THESE FACILITIES SHALL BE IN ACCORDANCE WITH THIS TITLE.

Subtitle 3. Construction of Facilities

§ 16-302. Time of completion.

[Off-street] BICYCLE parking and loading facilities required by this title [must] SHALL be completed before issuance of a use permit for the use these facilities serve.

Subtitle 4. Design of Off-Street Parking Facilities

§ 16-401. Location of off-street parking.

(b) *[Front yard prohibited in certain commercial districts.] YARD AND BUILDING LINE RESTRICTIONS.*

(1) *RESIDENTIAL DISTRICTS.*

IN ALL DETACHED AND SEMI-DETACHED ZONING DISTRICTS IDENTIFIED IN § 6-203 {“DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS”} AND IN THE R-5, R-6, R-7, AND R-8 ZONING DISTRICTS, OFF-STREET PARKING IS PROHIBITED IN THE REQUIRED FRONT OR CORNER YARD AND FORWARD OF THE FRONT BUILDING LINE.

(2) *COMMERCIAL DISTRICTS.*

In the C-1, C-1-E, C-1-VC, and C-2 Districts, off-street parking is prohibited in front of the front building line.

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1 [(e) *PC Subdistricts.*]

2 [In a PC Subdistrict, off-street parking may be located off-site as long as the required
3 parking facilities are located in that or any other PC Subdistrict.]

4 § 16-403. Access.

5 (b) *Access to be from street, alley, driveway, or easement.*

6 All [required] off-street parking facilities must have vehicular access from a street, an
7 alley at least 10 feet wide, a driveway, or cross-access easement connection.

8 § 16-404. Driveways.

9 [(c) *Parking spaces.*]

10 [(1) Single-family detached and semi-detached dwellings and rowhouse dwellings are
11 allowed a paved parking space. This parking space may not be located in the required
12 front or corner-side yard. In addition, no parking space may be located forward of the
13 front building line.]

14 [(2) On lots that comprise less than 1,000 sq. ft., required parking spaces are exclude
15 from the calculation of the impervious surface for the rear yard.]

16 § 16-406. Drive-through facility stacking spaces.

17 (a) *Number required.*

18 Every drive-through facility [must] SHALL provide at least 4 stacking spaces per bay or
19 lane, unless otherwise required by [Table 16-406: Required Off-Street Parking or
20 otherwise by] this Code.

21 Subtitle 5. Permitted Parking Alternatives

22 [§ 16-501. Collective and alternating shared parking.]

23 [(a) *Collective parking.*]

24 [(1) Off-street parking spaces for separate uses may be provided collectively if the
25 aggregate number of spaces provided is not less than the sum of the spaces required in
26 Table 16-501: Collective Parking Calculation. Table 16-501 is applied as provided in
27 this subsection.]

28 [(2) The required number of spaces for each use is calculated according to Table 16-406:
29 Required Off-Street Parking.]

30 [(3) The required number of spaces for each use is then applied to the percentages shown
31 in Table 16-501 for each applicable time frame and the appropriate land use category,
32 to determine the number of required spaces.]

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1 [(4) The number of spaces are added for all land uses within each time frame, and the
2 highest sum total in a time frame is the required number of spaces.]

3 [(b) *Alternately shared parking arrangements.*]

4 [(1) An off-street parking facility may be alternately shared between 2 or more uses, as
5 long as the use of that facility by each user does not occur at the same time.
6 Alternately shared parking arrangements must meet the conditions set forth in this
7 subsection.]

8 [(2) The Zoning Administrator must confirm that the use of the facility by each user does
9 not take place at the same hours during the same days of the week.]

10 [(3) The users of the alternating shared parking arrangement must record an agreement to
11 share the parking facilities, subject to approval by the Zoning Administrator. A copy
12 of the recorded agreement must be submitted to the Zoning Administrator.]

13 [(4) The off-site parking facilities must be located within 600 feet of the lot line of the
14 use or structure served.]

15 [(5) Any subsequent change in ownership or use must require proof that the minimum
16 parking requirements, per this title, have been met for each use. The owner of an
17 existing building or use has 180 days within which to accommodate required
18 off-street parking or to apply for a variance. If the owner is unable to accommodate
19 the parking or apply for a variance, then the use permit is revoked with respect to the
20 use for which the separate parking was required. The use permit will be reinstated
21 when all applicable provisions of this title are complied with. As an alternative to a
22 variance, a new shared parking agreement may be arranged in accordance with this
23 subsection.]

24 [§ 16-502. Land-banked future parking.]

25 [(a) *In general.*]

26 [Land banking allows for designating a portion of land on a site that would be required
27 for parking to be held and preserved as open space, rather than constructed as parking.
28 The Department of Planning may permit land banking of up to 25% of the required
29 parking spaces through the site plan review process, subject to the requirements of this
30 section.]

31 [(b) *Prerequisites.*]

32 [(1) *Reduced current parking needs.*]

33 [The applicant must provide sufficient evidence that supports the reduced parking
34 needs.]

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1 [(2) *Area suitable for future parking.*]

2 [The area proposed for land banking of parking spaces must be an area suitable for
3 parking at a future time.]

4 [(c) *Exclusive use for land-banking.*]

5 [The land-banked area may not be used for any other use and must be part of the same lot
6 and all under the same ownership.]

7 [(d) *Designation on site plan.*]

8 [As part of the site plan review process, the applicant must show the area to be banked on
9 the site plan and marked as “Land-Banked Future Parking”.]

10 [(e) *Conversion to parking spaces.*]

11 [The Zoning Administrator, on the basis of increased parking demand for the use, may
12 require the conversion of all or part of the land-banked area to off-street parking spaces.]

13 [§§ 16-503 to 16-504 {*Reserved*}]

14 **§ 16-501. [§ 16-505.] Cross-access easements.**

15 (a) *Circulation between sites encouraged.*

16 Adjacent commercial uses that possess dedicated parking areas are encouraged to provide
17 a cross-access drive to allow circulation between sites. For new commercial and office
18 uses, a system of joint-use driveways and cross-access easements is encouraged where
19 feasible. Commercial property owners are encouraged to pursue cross-access with
20 neighboring property owners when site plan review is requested. If cross-access will be
21 provided, the Zoning Administrator may require that the property owner provide proof
22 that adjacent property owners have been contacted in writing regarding the provision of
23 cross-access.

24 (b) *Design requirements.*

25 Joint-use driveways and cross-access easements [must] SHALL incorporate the following:

26 (1) a minimum width of 24 feet to ensure 2-way travel aisles to accommodate
27 automobiles, service vehicles and loading vehicles;

28 (2) bump-outs and other design features to make it visually obvious that the abutting
29 properties are tied together; and

30 (3) a unified access and circulation plan for coordinated or shared-parking areas.

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1 (c) *Easement requirements.*

2 Property owners who establish cross-access easements under this section [must:] SHALL:

3 (1) record an easement that allows cross-access to and from properties served by the
4 joint-use driveways and cross-access easement;

5 (2) record an easement to the effect that remaining access rights along the roadway
6 will be dedicated to the City, and that any pre-existing driveways will be closed
7 and eliminated after construction of the joint-use driveway; and

8 (3) record a joint maintenance agreement that defines the maintenance responsibilities
9 of each property owner.

10 **[Subtitle 6. Required Off-Street Parking]**

11 **[§ 16-601. Exemptions and reductions from requirements.]**

12 [(a) *In general.*]

13 [The following districts and uses are allowed the following exemptions from the off-street
14 parking requirements of Table 16-406: Required Off-Street Parking. These do not include
15 exemptions from required bicycle parking.]

16 [(b) *Exemptions within certain districts.*]

17 [(1) The districts included in this paragraph are exempt from parking requirements:]

18 [(i) C-1;]

19 [(ii) C-1-E;]

20 [(iii) C-1-VC;]

21 [(iv) C-5;]

22 [(v) C-5-IH;]

23 [(vi) C-5-DE;]

24 [(vii) C-5-HT;]

25 [(viii) C-5-TO;]

26 [(ix) C-5-HS;]

27 [(x) C-5-G;]

28 [(xi) Harford Road Overlay District;]

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1 [(xii) R-MU Overlay District (non-residential uses); and]

2 [(xiii) D-MU Overlay District (non-residential uses).]

3 [(2) (i) In the PC Subdistricts, the following uses are exempt from the off-street parking
4 requirements of Table 16-406: Required Off-Street Parking:]

5 [(A) open-space uses (except for recreational marinas); and]

6 [(B) commercial uses with a gross floor area of less than 25,000 square feet.]

7 [(ii) The commercial-use exemption applies to any commercial use with a gross floor
8 area of less than 25,000 square feet, even if there are other commercial uses
9 located on the same lot.]

10 [(c) *Square footage exemption for C-2.*]

11 [(1) The first 3,000 square feet of gross floor area for commercial uses in the C-2 District
12 are exempt from the parking requirements of Table 16-406.]

13 [(2) Those commercial uses 3,000 square feet or less in gross floor area located within a
14 multi-tenant configuration (e.g., a shopping center) are not eligible for this
15 exemption and must provide the required parking.]

16 [(d) *Rowhouse dwelling.*]

17 [For a rowhouse dwelling that is placed, constructed, or reconstructed in an existing row
18 of attached or formerly attached rowhouse dwellings, no off-street parking spaces need be
19 provided if any of the following circumstances are met:]

20 [(1) no off-street parking space existed for the previous dwelling;]

21 [(2) the lot adjoins a street that is at least 34 feet wide;]

22 [(3) the lot is less than 85 feet deep; or]

23 [(4) regardless of the depth of the lot or the width of the street, the alley adjoining the
24 dwelling is less than 10 feet wide.]

25 [(e) *Neighborhood commercial establishment.*]

26 [In a neighborhood commercial establishment allowed by this Code, no off-street parking
27 is required for any use of less than 2,500 square feet in gross floor area.]

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1 [(f) *Structures over 50 years old, etc.*]

2 [(1) *In general.*]

3 [Structures over 50 years old or structures that have received an historic tax credit are
4 exempt from the parking requirements, subject to review and approval by the Director
5 of Planning, if they have not historically provided parking and they lack sufficient
6 space on the lot to accommodate parking.]

7 [(2) *Permitting.*]

8 [(i) A parking variance is not required:]

9 [(A) if the Director of Planning grants an exemption to certain parking requires as
10 provided for under paragraph (1) of this subsection; and]

11 [(B) if evidence the exemption is submitted with the permit application.]

12 [(ii) If the exemption is denied by the Director of Planning, a request for a parking
13 variance may be submitted to and, after review, approved by the Board of
14 Municipal and Zoning Appeals.]

15 [(g) *Residential projects subject to inclusionary housing.*]

16 [Off-street parking is not required for a residential project that is subject to the
17 inclusionary requirements under § 2B-21 {"Inclusionary Requirements"} of Article 13 of
18 this Code.]

19 [(h) *Reductions - Affordable housing.*]

20 [(1) No more than 1 parking space need be provided for every 2 dwelling units in
21 dwellings that are erected or rehabilitated subject to a restriction that the units be
22 leased to residents with incomes at or below 60% of the Area Median Income, with
23 that restriction being for a term of not less than 15 years from the date of the
24 issuance of a use permit and recorded in the Land Records of Baltimore City.]

25 [(2) The Housing Commissioner must verify, by letter to the Planning Director and the
26 Zoning Administrator, the recordation, term, and tenor of the restriction.]

27 [(i) *Reductions - Small dwellings.*]

28 [No more than 0.5 parking spaces need be provided for every dwelling unit that is 500
29 square feet or smaller.]

30 [(j) *Reductions - Housing for elderly.*]

31 [For units designed for occupancy by the elderly in a government-assisted private or
32 public housing dwelling, no more than 1 space need be provided for every 4 units.]

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[§ 16-602. Required off-street parking.]

[Compact spaces may be substituted for required parking spaces subject to site plan review and approval. The use of compact spaces does not reduce or increase the amount of parking required by Table 16-406 and this Code.]

Subtitle 7. Required Bicycle Parking

§ 16-705. Required number of bicycle spaces.

[(e) *Motor vehicle parking offset.*]

[(1) For every 8 required bicycle parking spaces that meet the short- or long-term bicycle parking standards, as set forth in Table 16-705 {"Required Bicycle Spaces"}, the motor vehicle parking required by this title may be reduced by 1 space.]

[(2) Existing parking may be converted to take advantage of this provision.]

TABLE 16-204: OFF-STREET PARKING MAXIMUMS

USES	MAXIMUM PARKING SPACES ALLOWED
ADULT USE	6 PER 1,000 SQ. FT. OF GFA
ALTERNATIVE ENERGY SYSTEM	4 PER 1,000 SQ. FT. OF OFFICE AREA
ANIMAL CLINIC	2 PER EXAMINATION ROOM
ART GALLERY	2 PER 1,000 SQ. FT. OF GFA
ARTS STUDIO	2 PER 2,000 SQ. FT. OF STUDIO AREA
ARTS STUDIO: INDUSTRIAL	2 PER 2,000 SQ. FT. OF STUDIO AREA
BAIL BOND ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
BANQUET HALL	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
BOAT MANUFACTURING, REPAIR, AND SALES	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
BODY ART ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
BROADCASTING STATION (TV OR RADIO)	2 PER 2 EMPLOYEES ON PEAK SHIFT + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
CARRY-OUT FOOD SHOP	4 PER 1,000 SQ. FT. OF GFA + 6 STACKING SPACES PER DRIVE-THROUGH LANE
CAR WASH	2 PER SERVICE BAY
CEMETERY	4 PER 1,000 SQ. FT. OF OFFICE AREA + 2 PER 4 PERSONS OF FIRE-RATED CAPACITY IN CHAPEL

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USES	MAXIMUM PARKING SPACES ALLOWED
1 CHECK-CASHING ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
2 COMMERCIAL COMPOSTING FACILITY	2 PER EMPLOYEE ON PEAK SHIFT
3 COMMUNITY CENTER	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
4 CONTRACTOR STORAGE YARD	4 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS
5 CONVENTION CENTER	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
6 COUNTRY CLUB	CUMULATIVE OF VARIOUS USES WITHIN THE DEVELOPMENT (GOLF COURSE, RESTAURANT, ETC.)
7 CULTURAL FACILITY	2 PER 4,000 SQ. FT. OF GFA
8 DAY-CARE CENTER: ADULT OR CHILD	2 PER 4 EMPLOYEES ON PEAK SHIFT
9 DRIVING RANGE	3 PER TEE STAND
10 DWELLING: ALL UNLESS OTHERWISE SPECIFIED	2 PER DWELLING UNIT
11 DWELLING: LIVE-WORK	2 PER DWELLING UNIT
12 DWELLING: MULTI-FAMILY – AGE-RESTRICTED HOUSING	2 PER 2 DWELLING UNITS
13 EDUCATIONAL FACILITY: COMMERCIAL-VOCATIONAL	4 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 25 STUDENTS, BASED ON MAXIMUM STUDENT CAPACITY + 2 PER FACILITY VEHICLE IF OUTDOOR COMPONENT (E.G., DRIVING TRACK) IS PRESENT
14 EDUCATIONAL FACILITY: POST-SECONDARY	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 25 STUDENTS BASED ON THE MAXIMUM STUDENT CAPACITY
15 EDUCATIONAL FACILITY: PRIMARY AND SECONDARY	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 50 STUDENTS, BASED ON MAXIMUM STUDENT CAPACITY
16 ENTERTAINMENT: INDOOR – GENERALLY	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
17 ENTERTAINMENT: INDOOR – MOVIE THEATER	2 PER 4 SEATS FOR FIRST 400 SEATS + 2 PER 6 SEATS AFTER FIRST 400
18 ENTERTAINMENT: LIVE (PRINCIPAL USE)	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
19 FINANCIAL INSTITUTION	4 PER 1,000 SQ. FT. OF GFA + 4 STACKING SPACES PER DRIVE-THROUGH LANE
20 FOOD PROCESSING: LIGHT	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
21 FRATERNITY OR SORORITY HOUSE	2 PER 2 ROOMING UNITS
22 FREIGHT TERMINAL	6 PER 20,000 SQ. FT. OF WAREHOUSING AREA + 6 PER 1,000 SQ. FT. OF OFFICE AREA
23 FUEL STATION	4 PER 1,000 SQ. FT. OF ACCESSORY RETAIL AREA

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USES	MAXIMUM PARKING SPACES ALLOWED
1 FUNERAL HOME 2 3	4 PER 1,000 SQ. FT. OF OFFICE AREA + 2 PER 4 PERSONS OF FIRE-RATED CAPACITY IN CHAPEL + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
4 GOLF COURSE	6 PER HOLE
5 GOVERNMENT FACILITY 6	2 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS + 2 PER GOVERNMENT VEHICLE MAINTAINED ON THE PREMISES
7 GREENHOUSE OR NURSERY	4 PER 1,000 SQ. FT. OF GFA (INCLUDING OUTDOOR SALES OR DISPLAY AREA)
8 HEALTH-CARE CLINIC	6 PER 1,000 SQ. FT. OF GFA
9 HEALTH AND FITNESS CENTER	4 PER 1,000 SQ. FT. OF PUBLIC USE AREA
10 HEAVY SALES, RENTAL, OR SERVICE 11	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
12 HORSE STABLE	2 PER 5 STALLS
13 HOSPITAL 14 15	2 PER 10 HOSPITAL BEDS + 2 PER 4 EMPLOYEES (INCLUDING STAFF DOCTORS) ON PEAK SHIFT + 2 PER 2 EXAMINATION ROOMS IN MEDICAL OFFICES
16 HOTEL OR MOTEL	2 PER 4 ROOM
17 INDUSTRIAL BOAT REPAIR FACILITY 18	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
19 INDUSTRIAL: GENERAL 20	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
21 INDUSTRIAL: LIGHT 22	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
23 INDUSTRIAL: MARITIME-DEPENDENT 24	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
25 KENNEL	4 PER 1,000 SQ. FT. OF PUBLIC WAITING AREA
26 LANDFILL: INDUSTRIAL 27	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
28 LODGE OR SOCIAL CLUB	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
29 MARINA: DRY STORAGE 30 31 32	2 PER 4 SLIPS (NOTE: DURING THE OFF-SEASON, SEPTEMBER 15 TO MAY 14, THE PARKING AREA MAY BE USED FOR THE STORAGE OF BOATS, TRAILERS, OR OTHER RELATED MATERIALS, AS LONG AS AT LEAST 10% OF REQUIRED PARKING REMAINS)
33 MARINA: RECREATIONAL	2 PER 2 SLIPS
34 MARINE TERMINAL 35	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
36 MATERIALS RECOVERY FACILITY 37	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA

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USES	MAXIMUM PARKING SPACES ALLOWED
1 MINI-WAREHOUSES	2 PER 50 STORAGE UNITS
2 MOTOR VEHICLE DEALERSHIP	2 PER 1,000 SQ. FT. OF GFA
3 MOTOR VEHICLE OPERATIONS FACILITY 4	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
5 MOTOR VEHICLE RENTAL 6 ESTABLISHMENT	4 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
7 MOTOR VEHICLE SERVICE AND REPAIR, 8 MAJOR OR MINOR	4 PER SERVICE BAY
9 MOVIE STUDIO 10	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
11 NURSERY (SEE "GREENHOUSE OR 12 NURSERY")	
13 OFFICE	2 PER 1,000 SQ. FT. OF GFA
14 OUTDOOR STORAGE YARD	2 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS
15 PASSENGER TERMINAL	6 PER 1,000 SQ. FT. OF GFA
16 PAWN SHOP	2 PER 1,000 SQ. FT. OF GFA
17 PERSONAL SERVICES ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
18 PLACE OF WORSHIP 19 20 21 22 23	2 PER 4 PERSONS OF FIRE-RATED CAPACITY OF THE MAIN SANCTUARY; OR, FOR PLACES OF WORSHIP WHOSE WORSHIPERS ARE REQUIRED TO WALK TO WORSHIP BECAUSE OF RELIGIOUS TENET, 2 PER 8 PERSONS OF FIRE-RATED CAPACITY + 2 OR MORE ADDITIONAL SPACES AS REQUIRED BY THIS CODE FOR OTHER USES ON THE SITE
24 PRINTING ESTABLISHMENT 25	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
26 RACETRACK	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
27 RECREATION: INDOOR	2 PER 2,000 SQ. FT. OF GFA
28 RECREATION: OUTDOOR 29	4 PER 1,000 SQ. FT. OF PUBLIC-USE AREA (NOT INCLUDING ACTUAL PLAYING FIELD OR POOL)
30 RECREATIONAL VEHICLE DEALERSHIP	2 PER 1,000 SQ. FT. OF GFA
31 RECYCLABLE MATERIALS RECOVERY 32 FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
33 RECYCLING AND REFUSE COLLECTION 34 FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
35 RESEARCH AND DEVELOPMENT FACILITY 36	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA

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USES	MAXIMUM PARKING SPACES ALLOWED
RESIDENTIAL-CARE FACILITY	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 6 RESIDENTS; HOWEVER, IF THE FACILITY DOES NOT PERMIT RESIDENTS TO HAVE VEHICLES AT THE FACILITY, THE FACILITY NEED NOT PROVIDE OFF-STREET PARKING SPACES FOR RESIDENTS
RESOURCE RECOVERY FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA]
RESTAURANT	2 PER 1,000 SQ. FT. OF INDOOR PUBLIC SEATING AREA + 6 STACKING SPACES PER DRIVE-THROUGH LANE
RETAIL: BIG BOX ESTABLISHMENT	4 PER 1,000 SQ. FT. OF GFA
RETAIL GOODS ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
ROOMING HOUSE	2 PER 2 ROOMING UNITS
SHIPYARD	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA]
STADIUM	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
TAVERN	2 PER 1,000 SQ. FT. OF INDOOR PUBLIC SEATING AREA
TRUCK REPAIR	4 TRUCK-SIZED PARKING SPACES PER SERVICE BAY + 2 PER 4 EMPLOYEES ON PEAK SHIFT
TRUCK STOP	2 TRUCK-SIZED SPACE PER 5,000 SQ. FT. OF SITE AREA + 2 PER 4 EMPLOYEES ON PEAK SHIFT
TRUCK TERMINAL	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 TRUCK-SIZED SPACES PER 5,000 SQ. FT. OF SITE AREA
URBAN AGRICULTURE	2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
VIDEO LOTTERY FACILITY	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
WAREHOUSE	2 PER 20,000 SQ. FT. OF WAREHOUSING AREA + 6 PER 1,000 SQ. FT. OF OFFICE AREA
WATERFREIGHT TERMINAL	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
WHOLESALE GOODS ESTABLISHMENT	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA

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[TABLE 16-406: REQUIRED OFF-STREET PARKING]

[USES]	[PARKING SPACES REQUIRED]
[Adult Use]	[3 per 1,000 sq. ft. of GFA]
[Alternative Energy System]	[2 per 1,000 sq. ft. of office area]
[Animal Clinic]	[1 per examination room]
[Art Gallery]	[1 per 1,000 sq. ft. of GFA]
[Arts Studio]	[1 per 2,000 sq. ft. of studio area]
[Arts Studio: Industrial]	[1 per 2,000 sq. ft. of studio area]
[Bail Bond Establishment]	[1 per 1,000 sq. ft. of GFA]
[Banquet Hall]	[1 per 10 persons of fire-rated capacity]
[Boat Manufacturing, Repair, and Sales]	[1 per 4 employees on peak shift + 1 per company vehicle maintained on the premises]
[Body Art Establishment]	[1 per 1,000 sq. ft. of GFA]
[Broadcasting Station (Tv or Radio)]	[1 per 2 employees on peak shift + 1 per company vehicle maintained on the premises]
[Carry-Out Food Shop]	[2 per 1,000 sq. ft. of GFA + 3 stacking spaces per drive-through lane]
[Car Wash]	[2 per service bay]
[Cemetery]	[2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel]
[Check-cashing Establishment]	[1 per 1,000 sq. ft. of GFA]
[Commercial composting facility]	[1 per employee on peak shift]
[Community Center]	[1 per 10 persons of fire-rated capacity]
[Contractor Storage Yard]	[2 per 1,000 sq. ft. of office and public-use areas]
[Convention Center]	[1 per 10 persons of fire-rated capacity]
[Country Club]	[Cumulative of various uses within the development (golf course, restaurant, etc.)]
[Cultural Facility]	[1 per 4,000 sq. ft. of GFA]
[Day-Care Center: Adult or Child]	[1 per 4 employees on peak shift]
[Driving Range]	[1.5 per tee stand]
[Dwelling: All unless otherwise specified]	[1 per dwelling unit]

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[USES]	[PARKING SPACES REQUIRED]
1 [Dwelling: Live-Work]	[1 per dwelling unit]
2 [Dwelling: Multi-Family – Age- 3 Restricted Housing]	[1 per 2 dwelling units]
4 [Educational Facility: Commercial- 5 Vocational]	[1 per 4 employees on peak shift + 1 per 25 students, based on maximum student capacity + 6 1 per facility vehicle if outdoor component (e.g., driving track) is present]
7 [Educational Facility: Post-Secondary] 8	[1 per 4 employees on peak shift + 1 per 25 students based on the maximum student capacity]
9 [Educational Facility: Primary and 10 Secondary]	[1 per 4 employees on peak shift + 1 per 50 students, based on maximum student capacity]
11 [Entertainment: Indoor – Generally]	[1 per 10 persons of fire-rated capacity]
12 [Entertainment: Indoor – Movie Theater]	[1 per 4 seats for first 400 seats + 1 per 6 seats after first 400]
13 [Entertainment: Live (Principal Use)]	[1 per 10 persons of fire-rated capacity]
14 [Financial Institution]	[2 per 1,000 sq. ft. of GFA + 2 stacking spaces per drive-through lane]
15 [Food Processing: Light] 16	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
17 [Fraternity or Sorority House]	[1 per 2 rooming units]
18 [Freight Terminal] 19	[3 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area]
20 [Fuel Station]	[2 per 1,000 sq. ft. of accessory retail area]
21 [Funeral Home] 22 23	[2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel + 1 per company vehicle maintained on the premises]
24 [Golf Course]	[3 per hole]
25 [Government Facility] 26	[1 per 1,000 sq. ft. of office and public-use areas + 1 per government vehicle maintained on the premises]
27 [Greenhouse or Nursery]	[2 per 1,000 sq. ft. of GFA (including outdoor sales or display area)]
28 [Health-Care Clinic]	[3 per 1,000 sq. ft. of GFA]
29 [Health and Fitness Center]	[2 per 1,000 sq. ft. of public use area]
30 [Heavy Sales, Rental, or Service] 31	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
32 [Horse Stable]	[1 per 5 stalls]
33 [Hospital] 34 35	[1 per 10 hospital beds + 1 per 4 employees (including staff doctors) on peak shift + 1 per 2 examination rooms in medical offices]
36 [Hotel or Motel]	[1 per 4 rooms]

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[USES]	[PARKING SPACES REQUIRED]
1 2 [Industrial Boat Repair Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
3 4 [Industrial: General]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
5 6 [Industrial: Light]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
7 8 [Industrial: Maritime-Dependent]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
9 [Kennel]	[2 per 1,000 sq. ft. of public waiting area]
10 11 [Landfill: Industrial]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
12 [Lodge or social club]	[1 per 10 persons of fire-rated capacity]
13 14 15 [Marina: Dry Storage]	[1 per 4 slips (Note: During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains)]
16 [Marina: Recreational]	[1 per 2 slips]
17 18 [Marine Terminal]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
19 20 [Materials Recovery Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
21 [Mini-Warehouse]	[1 per 50 storage units]
22 [Motor Vehicle Dealership]	[1 per 1,000 sq. ft. of GFA]
23 24 [Motor Vehicle Operations Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
25 26 [Motor Vehicle Rental Establishment]	[2 per 1,000 sq. ft. of office and public-use areas + 1 per company vehicle maintained on the premises]
27 28 [Motor Vehicle Service and Repair, Major or Minor]	[2 per service bay]
29 30 [Movie Studio]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
31 [Nursery (<i>See</i> "Greenhouse or Nursery")]	
32 [Office]	[1 per 1,000 sq. ft. of GFA]
33 [Outdoor Storage Yard]	[1 per 1,000 sq. ft. of office and public-use areas]
34 [Passenger Terminal]	[3 per 1,000 sq. ft. of GFA]
35 [Pawn Shop]	[1 per 1,000 sq. ft. of GFA]
36 [Personal Services Establishment]	[1 per 1,000 sq. ft. of GFA]

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[USES]	[PARKING SPACES REQUIRED]
[Place of Worship]	[1 per 4 persons of fire-rated capacity of the main sanctuary; or, for places of worship whose worshipers are required to walk to worship because of religious tenet, 1 per 8 persons of fire-rated capacity + 1 or more additional spaces as required by this Code for other uses on the site]
[Printing Establishment]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Racetrack]	[1 per 10 persons of fire-rated capacity]
[Recreation: Indoor]	[1 per 2,000 sq. ft. of GFA]
[Recreation: Outdoor]	[2 per 1,000 sq. ft. of public-use area (not including actual playing field or pool)]
[Recreational Vehicle Dealership]	[1 per 1,000 sq. ft. of GFA]
[Recyclable Materials Recovery Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
[Recycling and Refuse Collection Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
[Research and Development Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Residential-Care Facility]	[1 per 4 employees on peak shift + 1 per 6 residents; however, if the facility does not permit residents to have vehicles at the facility, the facility need not provide off-street parking spaces for residents]
[Resource Recovery Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
[Restaurant]	[1 per 1,000 sq. ft. of indoor public seating area + 3 stacking spaces per drive-through lane]
[Retail: Big Box Establishment]	[2 per 1,000 sq. ft. of GFA]
[Retail Goods Establishment]	[1 per 1,000 sq. ft. of GFA]
[Rooming House]	[1 per 2 rooming units]
[Shipyard]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Stadium]	[1 per 10 persons of fire-rated capacity]
[Tavern]	[1 per 1,000 sq. ft. of indoor public seating area]
[Truck Repair]	[2 truck-sized parking spaces per service bay + 1 per 4 employees on peak shift]
[Truck Stop]	[1 truck-sized space per 5,000 sq. ft. of site area + 1 per 4 employees on peak shift]

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[USES]	[PARKING SPACES REQUIRED]
[Truck Terminal]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 truck-sized space per 5,000 sq. ft. of site area]
[Urban Agriculture]	[1 per company vehicle maintained on the premises]
[Video Lottery Facility]	[1 per 10 persons of fire-rated capacity]
[Warehouse]	[1 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area]
[Waterfreight Terminal]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Wholesale Goods Establishment]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.