

**CITY OF BALTIMORE
COUNCIL BILL 20-0561
(First Reader)**

Introduced by: Councilmembers Dorsey, Sneed

Introduced and read first time: July 6, 2020

Assigned to: Land Use Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Department of Housing and Community Development, Baltimore City Parking Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning Code – Fossil Fuel Infrastructures**

3 FOR the purpose of amending the Zoning Code to reduce and discourage reliance on fossil fuels
4 by prohibiting the construction, creation, establishment, addition, or use of any new off-street
5 parking space or facility in an Open-Space Zoning District, prohibiting the construction,
6 creation, or establishment of any new gas station in any Zoning District, and repealing
7 requirements for providing a minimum number of off-street parking spaces per use type;
8 substituting a maximum number of off-street parking spaces per use type; and correcting,
9 clarifying, and conforming related provisions and tables.

10 BY repealing

11 Article 32 - Zoning

12 Sections 16-201 to 16-204, 16-401(d) and (e), 16-501 to 16-502, 16-601 to 16-602 (and the
13 caption to Subtitle 6), and 16-705(e)

14 Baltimore City Code

15 (Edition 2000)

16 BY repealing and reordaining, with amendments

17 Article 32 - Zoning

18 Sections 7-204(d), 14-314, 16-101, 16-205 to 16-208, 16-302, 16-403(b), 16-404(c),
19 16-406(a), and 16-705(a), and Tables 7-202 and 16-406

20 Baltimore City Code

21 (Edition 2000)

22 BY adding

23 Article 32 - Zoning

24 Table 16-406.1

25 Baltimore City Code

26 (Edition 2000)

27 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
28 Laws of Baltimore City read as follows:

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

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Baltimore City Code

Article 32. Zoning

Title 7. Open-Space and Environmental Districts

Subtitle 2. Open-Space Zoning Districts

§ 7-204. Other applicable standards.

(d) *Off-Street parking and loading.*

(1) *IN GENERAL.*

Standards governing off-street parking and loading are as set forth in Title 16 {“Off-Street Parking and Loading”} of this Code.

(2) *NEW OFF-STREET PARKING FACILITIES PROHIBITED.*

ON OR AFTER _____, 20__ {CODIFIER TO INSERT EFFECTIVE DATE OF THIS NEW PARAGRAPH}, THE CONSTRUCTION, CREATION, ESTABLISHMENT, ADDITION, OR USE OF ANY NEW OFF-STREET PARKING SPACE OR FACILITY IN AN OPEN-SPACE ZONING DISTRICT IS PROHIBITED.

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**TABLE 7-202: OPEN-SPACE DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	OS	
RESIDENTIAL		
Dwelling: Caretaker's	P	
INSTITUTIONAL		
Cultural Facility	CB	Per 14-308
Government Facility	P	
OPEN-SPACE		
Cemetery	CB	
Community-Managed Open-Space Farm	CB	Per 14-307
Community-Managed Open-Space Garden	P	Per 14-307
Fishing Pier	CB	
Forest and Nature Preserve	P	
Horse Stable	CB	
Marina: Recreational	CB	Per 14-323
Park or Playground	P	
Urban Agriculture	CB	Per 14-339
Zoo	CB	
COMMERCIAL		
Country Club	CO	
Driving Range	CB	
Fairground	CB	
Golf Course	CB	
Recreation: Indoor	CB	Per 14-312
Recreation: Outdoor	P	Per 14-312
Restaurant (Within Publicly-Owned Park)	CO	

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	<i>OS</i>	
OTHER		
[Parking Garage (Accessory Use)]	[CO]	
[Parking Lot (Accessory Use)]	[CO]	[Per 14-331]
Telecommunications Facility	CB	Per 14-338
Utilities	CB	Per 14-340
Wireless Communications Services ¹	CB, P	Per 14-338

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8 ¹ Only Wireless Communication Services that are modifications to – and do not substantially change the physical
9 dimension of – an existing telecommunications facility, are considered permitted uses.

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Title 14. Use Standards

Subtitle 3. Use Standards

§ 14-314. Gas Stations.

(a) *Pump limits.*

A gas station that abuts a residential district may not have more than 8 pumps.

(b) *Canopy lighting.*

(1) Gas station canopies must be designed with luminaires recessed under the canopy to minimize light pollution.

(2) Light intensity directly under the canopy may not exceed 10 footcandles at any location. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over the pumps, are included in the 10-footcandle limit.

(c) *Effect on traffic.*

All gas station drive lanes must be designed and located to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjacent streets.

(d) *Alcoholic beverage sales prohibited.*

The sale of alcoholic beverages is prohibited.

(e) *Automatic car wash.*

A gas station may also include a free-standing self-service car wash with 1 bay.

(f) *Yard requirements.*

(1) Gas stations are not subject to the front yard requirements of the zoning district.

(2) However:

(i) a landscaped front yard of at least 5 feet must be provided; and

(ii) if a gas station adjoins a residential district, buffer yard landscaping is required in accordance with the Baltimore City Landscape Manual.

(g) *Signs.*

Signs must comply with:

(1) Title 17 {"Signs"} of this Code; and

(2) all state and federal regulations for gas station signs.

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1 (H) *NEW GAS STATIONS PROHIBITED.*

2 ON OR AFTER _____, 20__ {CODIFIER TO INSERT EFFECTIVE DATE OF
3 THIS NEW SUBSECTION}, THE CONSTRUCTION, CREATION, OR ESTABLISHMENT OF A NEW
4 GAS STATION IN ANY ZONING DISTRICT IS PROHIBITED.

5 **Title 16. Off-Street Parking and Loading**

6 ***Subtitle 1. Purpose of Title***

7 **§ 16-101. Purpose**

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

9 (1) provide accessible, attractive, secure, and well-maintained off-street parking and
10 loading areas [with the appropriate number of spaces in proportion to the needs of the
11 proposed use]; AND

12 [(2) increase public safety by reducing congestion of public streets;]

13 (2) [(3)] encourage the use of alternative modes of transportation where appropriate[;
14 and].

15 [(4) ensure that parking requirements are tailored to maintain pedestrian
16 environments and sensitive to the urban fabric of the City.]

17 ***Subtitle 2***
18 ***General Applicability***

19 **[§ 16-201. Existing off-street parking facilities.]**

20 [(a) *No reduction below requirements.*]

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

24 [(b) *Transition rules.*]

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

29 **[§ 16-202. Damage or destruction.]**

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

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

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

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

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

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

[§ 16-204. Change in use.]

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

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

[Nothing in this title prevents the voluntary establishment of additional off-street parking or loading facilities. However, in] IN no case may off-street parking be provided in excess of [double the requirements of this Code] THE LIMITS SPECIFIED IN TABLE 16-406: MAXIMUM OFF-STREET PARKING SPACES[, except for detached and semi-detached dwellings, to which no maximum applies]. All regulations governing the location, design, and control of these facilities must be in accordance with this title.

§ 16-206. Prohibited uses of off-street parking and loading spaces.

(a) Other than for motor vehicles, bicycles.

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

(b) Storing vehicles for sales or hire.

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

(c) Vehicle repair or service.

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

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

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1 [No space allocated to an off-street loading space may be used to satisfy the requirement
2 for an off-street parking space or access aisle, or portion of either. Conversely, the] THE
3 area allocated to an off-street parking space may not be used to satisfy the requirement for
4 an off-street loading space or portion of a space.

5 § 16-207. Computation of [off-street] BICYCLE parking [requirements] AND LOADING 6 FACILITIES.

7 (a) *In general.*

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

12 (b) *Computation standards.*

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

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

17 (3) In places of assembly in which patrons or spectators occupy benches, pews or similar
18 seating facilities, each 24 inches of the seating facility is counted as 1 seat for the
19 purpose of determining the requirement for off-street [parking] facilities. Floor area
20 of a prayer hall is counted as one 1 seat per marked prayer mat space or, if prayer mat
21 spaces are not marked, 1 seat for every 5 square feet in the prayer hall.

22 (4) Except as otherwise specified, [parking or] loading OR BICYCLE spaces required on an
23 employee basis is based on the maximum number of employees normally present on
24 the premises at any one time. If the determination of the number of parking spaces is
25 based on the number of employees, the owner and the manager are counted as
26 employee.

27 § 16-208. Accessible parking requirements.

28 With the exception of single-family, detached and semi-detached, dwellings and rowhouse
29 dwellings, in all off-street parking facilities where parking is provided for employees,
30 visitors, or both, accessible parking spaces must be provided. The [number of] accessible
31 parking spaces must be [included in the total number of required parking spaces and must be]
32 in accordance with the applicable requirements of the Maryland Accessibility Code, and all
33 other governing codes and applicable laws. These spaces must comply with the design
34 standards in the Maryland Accessibility Code. These spaces must be identified by a sign and
35 pavement markings indicating parking for the disabled only.

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***Subtitle 3
Construction of Facilities***

§ 16-302. Time of completion.

[Off-street] BICYCLE parking and loading facilities required by this title must 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.

[(d) *Valet service.*]

[Notwithstanding the restrictions of subsections (a), (b), and (c) of this section, a use may utilize a valet service in accordance with City Code Article 31, Subtitle 14 {"Valet Parking"}. However, the off-site parking facility must provide the required number of spaces. The use must certify that valet service will be used and that the required number of spaces has been provided.]

[(e) *PC Subdistricts.*]

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

§ 16-403. Access.

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

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

§ 16-404. Driveways.

(c) *Parking spaces.*

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

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

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1 § 16-406. Drive-through facility stacking spaces.

2 (a) *Number required.*

3 Every drive-through facility must provide at least 4 stacking spaces per bay or lane,
4 unless otherwise [required] PROVIDED by [*Table 16-406: Required Off-Street Parking*]
5 *TABLE 16-406.1: REQUIRED STACKING SPACES PER BAY OR LANE* or otherwise by this Code.

6 *Subtitle 5*
7 *Permitted Parking Alternatives*

8 **[§ 16-501. Collective and alternating shared parking.]**

9 [(a) *Collective parking.*]

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

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

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

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

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

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

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

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

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

33 [(5) Any subsequent change in ownership or use must require proof that the minimum
34 parking requirements, per this title, have been met for each use. The owner of an
35 existing building or use has 180 days within which to accommodate required off-

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1 street parking or to apply for a variance. If the owner is unable to accommodate the
2 parking or apply for a variance, then the use permit is revoked with respect to the use
3 for which the separate parking was required. The use permit will be reinstated when
4 all applicable provisions of this title are complied with. As an alternative to a
5 variance, a new shared parking agreement may be arranged in accordance with this
6 subsection.]

7 **[§ 16-502. Land-banked future parking.]**

8 [(a) *In general.*]

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

14 [(b) *Prerequisites.*]

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

16 [The applicant must provide sufficient evidence that supports the reduced parking
17 needs.]

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

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

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

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

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

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

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

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

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Subtitle 6
[Required Off-street Parking]

[§ 16-601. Exemptions from requirements.]

[(a) *In general.*]

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

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

[(1) The C-1, C-1-E, C-1-VC, and C-5 Districts and all non-residential uses in the R-MU and D-MU Overlay Districts are exempt from parking requirements.]

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

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

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

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

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

[(1) The first 2,500 square feet of gross floor area for commercial uses in the C-2 District are exempt from the parking requirements of *Table 16-406*.

[(2) Those commercial uses 2,500 square feet or less in gross floor area located within a multi-tenant configuration (e.g., a shopping center) are not eligible for this exemption and must provide the required parking.]

[(d) *Rowhouse dwelling.*]

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

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

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

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

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

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

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

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

7 [Structures over 50 years old or structures that have received an historic tax credit are
8 exempt from the parking requirements, subject to review and approval by the Director of
9 Planning, if they have not historically provided parking and they lack sufficient space on
10 the lot to accommodate parking. However, any conversions of rowhouse dwellings (Title
11 9, Subtitle 7) existing as of June 5, 2017, must provide additional parking spaces for the
12 additional dwelling units required by this Code.]

13 **[§ 16-602. Required off-street parking.]**

14 [(a) *In general.*]

15 [The minimum number of off-street parking spaces to be provided for the designated uses
16 is as in *Table 16-406: Required Off-Street Parking*. *Table 16-406* lists parking
17 requirements for the generic uses listed within the districts. In some cases, uses that are
18 considered part of a generic use category are listed with specified parking requirements.
19 These specific uses are listed only for the purposes of this title and do not indicate
20 whether the uses are permitted or conditional uses within any district. Certain generic
21 uses listed within the districts do not have parking requirements. These types of uses are
22 not listed in *Table 16-406*.]

23 [(b) *Reductions – Affordable housing.*]

24 [No more than 1 parking space need be provided for every 2 dwelling units in dwellings
25 that are erected or rehabilitated subject to a restriction that the units be leased to residents
26 with incomes at or below 60% of the Area Median Income, with that restriction being for
27 a term of not less than 15 years from the date of the issuance of a use permit and recorded
28 in the Land Records of Baltimore City. The Housing Commissioner must verify, by letter
29 to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of
30 the restriction.]

31 [(c) *Reductions – Small dwellings.*]

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

34 [(d) *Reductions – Housing for elderly.*]

35 [For units designed for occupancy by the elderly in a government-assisted private or
36 public housing dwelling:

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1 (1) in the R-5 and R-6 Districts, no more than 1 parking space need be provided for
2 every 2 units; and

3 (2) in the R-7, R-8, R-9, and R-10 Districts, no more than 1 parking space need be
4 provided for every 4 units.]

5 [(e) *Compact spaces.*]

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

9 ***Subtitle 7***
10 ***Required Bicycle Parking***

11 **§ 16-705. Required number of bicycle spaces.**

12 (a) *In general.*

13 (1) Bicycle parking spaces must be provided as indicated in *Table 16-705: Required*
14 *Bicycle Spaces.*

15 (2) No bicycle parking is required for uses not listed in *Table 16-705.*

16 [(3) Structures under 2,500 square feet in gross floor area are exempt from bicycle
17 parking requirements.]

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

19 [(1) For every 12 required bicycle parking spaces that meet the short- or long-term bicycle
20 parking standards, as set forth in *Table 16-705* {“*Required Bicycle Spaces*”}, the
21 motor vehicle parking required by this title may be reduced by 1 space.]

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

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Table 16-406: [Required] MAXIMUM Off-Street Parking SPACES (PER USE)

Uses	MAXIMUM Parking Spaces [Required] ALLOWED
3 Adult Use	3 per 1,000 sq. ft. of GFA
4 Alternative Energy System	2 per 1,000 sq. ft. of office area
5 Animal Clinic	1 per examination room
6 Art Gallery	1 per 1,000 sq. ft. of GFA
7 Arts Studio	1 per 2,000 sq. ft. of studio area
8 Arts Studio: Industrial	1 per 2,000 sq. ft. of studio area
9 Bail Bond Establishment	2 per 1,000 sq. ft. of GFA
10 Banquet Hall	1 per 10 persons of fire-rated capacity
11 Boat Manufacturing, Repair, and Sales	1 per 4 employees on peak shift + 1 per company vehicle maintained on the premises
12 Body Art Establishment	1 per 1,000 sq. ft. of GFA
13 Broadcasting Station (TV or Radio)	1 per 2 employees on peak shift + 1 per company vehicle maintained on the premises
14 Carry-Out Food Shop	2 per 1,000 sq. ft. of GFA [+ 3 stacking spaces per drive-through lane]
15 Car Wash	2 per service bay
16 Cemetery	2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel
17 Check-Cashing Establishment	2 per 1,000 sq. ft. of GFA
18 Commercial Composting Facility	1 per employee on peak shift
19 Community Center	1 per 10 persons of fire-rated capacity
20 Contractor Storage Yard	2 per 1,000 sq. ft. of office and public-use areas
21 Convention Center	1 per 10 persons of fire-rated capacity
22 Country Club	Cumulative of various uses within the development (golf course, restaurant, etc.)
23 Cultural Facility	1 per 4,000 sq. ft. of GFA
24 Day-Care Center: Adult or Child	1 per 4 employees on peak shift
25 Driving Range	1.5 per tee stand

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1 Dwelling: All unless otherwise specified	1 per dwelling unit
2 Dwelling: Live-Work	1 per dwelling unit
3 Dwelling: Multi-Family – Age-Restricted 4 Housing	1 per 2 dwelling units
5 DWELLING: SINGLE-FAMILY – DETACHED 6 OR SEMI-DETACHED	NO MAXIMUM
7 Educational Facility: Commercial- 8 Vocational	1 per 4 employees on peak shift + 1 per 25 students, based on maximum student capacity + 1 per facility vehicle if outdoor component (e.g., driving track) is present
9 Educational Facility: Post-Secondary	1 per 4 employees on peak shift + 1 per 25 students based on the maximum student capacity
10 Educational Facility: Primary and 11 Secondary	1 per 4 employees on peak shift + 1 per 50 students, based on maximum student capacity
12 Entertainment: Indoor – Generally	1 per 10 persons of fire-rated capacity
13 Entertainment: Indoor – Movie Theater	1 per 4 seats for first 400 seats + 1 per 6 seats after first 400
14 Entertainment: Live (Principal Use)	1 per 10 persons of fire-rated capacity
15 Financial Institution	2 per 1,000 sq. ft. of GFA [+ 2 stacking spaces per drive-through lane]
16 Food Processing: Light	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	3 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area
19 Funeral Home	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
20 Gas Station	2 per 1,000 sq. ft. of accessory retail area
21 Golf Course	3 per hole
22 Government Facility	1 per 1,000 sq. ft. of office and public-use areas + 1 per government vehicle maintained on the premises
23 Greenhouse or Nursery	2 per 1,000 sq. ft. of GFA (including outdoor sales or display area)
24 Health-Care Clinic	3 per 1,000 sq. ft. of GFA
25 Health and Fitness Center	2 per 1,000 sq. ft. of public use area
26 Heavy Sales, Rental, or Service	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
27 Horse Stable	1 per 5 stalls
28 Hospital	1 per 10 hospital beds + 1 per 4 employees (including staff doctors) on peak shift + 1 per 2 examination rooms in medical offices

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1 Hotel or Motel	1 per 4 rooms
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 Industrial: General	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
4 Industrial: Light	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
5 Industrial: Maritime-Dependent	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
6 Kennel	2 per 1,000 sq. ft. of public waiting area
7 Landfill: Industrial	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
8 Lodge or Social Club	1 per 10 persons of fire-rated capacity
9 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)
10 Marina: Recreational	1 per 2 slips
11 Marine Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
12 Materials Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
13 Mini-Warehouse	1 per 50 storage units
14 Motor Vehicle Dealership	1 per 1,000 sq. ft. of GFA
15 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
16 Motor Vehicle Rental Establishment	2 per 1,000 sq. ft. of office and public-use areas + 1 per company vehicle maintained on the premises
17 Motor Vehicle Service and Repair, Major 18 or Minor	2 per service bay
19 Movie Studio	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
20 Nursery (See "Greenhouse or Nursery")	
21 Office	1 per 800 sq. ft. of GFA
22 Outdoor Storage Yard	1 per 1,000 sq. ft. of office and public-use areas
23 Passenger Terminal	3 per 1,000 sq. ft. of GFA
24 Pawn Shop	2 per 1,000 sq. ft. of GFA
25 Personal Services Establishment	2 per 1,000 sq. ft. of GFA
26 Place of Worship	1 per 4 persons of fire-rated capacity; or, for places of worship whose worshippers 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

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1 Printing Establishment	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
2 Racetrack	1 per 10 persons of fire-rated capacity
3 Recreation: Indoor	1 per 2,000 sq. ft. of GFA
4 Recreation: Outdoor	2 per 1,000 sq. ft. of public-use area (not including actual playing field or pool)
5 Recreational Vehicle Dealership	1 per 1,000 sq. ft. of GFA
6 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
7 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
8 Research and Development Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
9 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
10 Resource Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
11 Restaurant	1 per 1,000 sq. ft. of indoor public seating area [+ 3 stacking spaces per drive-through lane]
12 Retail: Big Box Establishment	2 per 1,000 sq. ft. of GFA
13 Retail Goods Establishment	2 per 1,000 sq. ft. of GFA
14 Rooming House	1 per 2 rooming units
15 Shipyard	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
16 Stadium	1 per 10 persons of fire-rated capacity
17 Tavern	1 per 1,000 sq. ft. of indoor public seating area
18 Truck Repair	2 truck-sized parking spaces per service bay + 1 per 4 employees on peak shift
19 Truck Stop	1 truck-sized space per 5,000 sq. ft. of site area + 1 per 4 employees on peak shift
20 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
21 Urban Agriculture	1 per company vehicle maintained on the premises
22 Video Lottery Facility	1 per 10 persons of fire-rated capacity
23 Warehouse	1 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area
24 Waterfreight Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
25 Wholesale Goods Establishment	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

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TABLE 16-406.1: REQUIRED STACKING SPACES PER BAY OR LANE

USES	REQUIRED STACKING SPACES
3 CARRY-OUT FOOD SHOP	3 STACKING SPACES PER DRIVE-THROUGH LANE
4 FINANCIAL INSTITUTION	2 STACKING SPACES PER DRIVE-THROUGH LANE
5 RESTAURANT	3 STACKING SPACES PER DRIVE-THROUGH LANE

6 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
7 are not law and may not be considered to have been enacted as a part of this or any prior
8 Ordinance.

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