



Legislation Details (With Text)

File #: 20-0561 Version: 0 Name: Zoning Code - Fossil Fuel Infrastructures
Type: Ordinance Status: Failed - End of Term
File created: 7/6/2020 In control: Land Use Committee
On agenda: Final action: 12/7/2020
Enactment date: Enactment #:

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

Sponsors: Ryan Dorsey, Shannon Sneed

Indexes: Code, Fuel, Zoning

Code sections:

Attachments: 1. cb20-0561~1st, 2. CCB 20-0561 Parking Authority

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows include dates from 7/6/2020 to 12/7/2020 and actions like 'Failed - End of Term', 'Refer to Planning Commission', etc.

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

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilperson Dorsey

A BILL ENTITLED

AN ORDINANCE concerning
Zoning Code - Fossil Fuel Infrastructures

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

BY repealing

Article 32 - Zoning

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

Baltimore City Code
(Edition 2000)

BY repealing and reordaining, with amendments

Article 32 - Zoning

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

Baltimore City Code
(Edition 2000)

BY adding

Article 32 - Zoning

Table 16-406.1

Baltimore City Code
(Edition 2000)

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

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.

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

USES
DISTRICTS
USE STANDARDS

OS

RESIDENTIAL

Dwelling: Caretaker
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

OS

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 _____

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

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.

(H) NEW GAS STATIONS PROHIBITED.

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

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

(2) [(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.]

[(b) Transition rules.]

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

[◆ 16-202. Damage or destruction.]

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

[◆ 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^d for [parking] loading space [or vice-versa].

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

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

(a) In general.

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

(b) Computation standards.

(1) In computing the number of [off-street parking,] loading[,], or bicycle spaces required by

this title, the following standards of computation apply.

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

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

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

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] in accordance with the applicable requirements of the Maryland Accessibility Code, 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.

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.]

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

(a) Number required.

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

Subtitle 5

Permitted Parking Alternatives

[◆ 16-501. Collective and alternating shared parking.]

[(a) Collective parking.]

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

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

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

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

[(b) Alternately shared parking arrangements.]

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

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

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

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

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

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

[(a) In general.]

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

[(b) Prerequisites.]

[(1) Reduced current parking needs.]

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

[(2) Area suitable for future parking.]

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

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

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

[(d) Designation on site plan.]

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

[(e) Conversion to parking spaces.]

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

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

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

[(e) Neighborhood commercial establishment.]

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

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

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

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

[(a) In general.]

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

[(b) Reductions ♦ Affordable housing.]

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

must verify, by letter to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of the restriction.]

[(c) Reductions ♦ Small dwellings.]

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

[(d) Reductions ♦ Housing for elderly.]

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

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

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

[(e) Compact spaces.]

[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.

(a) In general.

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

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

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

[(e) Motor vehicle parking offset.]

[(1) For every 12 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 16-406: [Required] MAXIMUM Off-Street Parking SPACES (PER USE)

Uses

MAXIMUM Parking Spaces [Required] ALLOWED

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	2 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	2 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
Dwelling: Live-Work	1 per dwelling unit
Dwelling: Multi-Family ♦ Age-Restricted Housing	1 per 2 dwelling units

DWELLING: SINGLE-FAMILY ♦ DETACHED OR SEMI-DETACHED
NO MAXIMUM

Educational Facility: Commercial-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

Educational Facility: Post-Secondary

1 per 4 employees on peak shift +

1 per 25 students based on the maximum student capacity

Educational Facility: Primary and Secondary

1 per 4 employees on peak shift +

1 per 50 students, based on maximum student capacity

Entertainment: Indoor ♦ Generally

1 per 10 persons of fire-rated capacity

Entertainment: Indoor ♦ Movie Theater

1 per 4 seats for first 400 seats +

1 per 6 seats after first 400

Entertainment: Live (Principal Use)

1 per 10 persons of fire-rated capacity

Financial Institution

2 per 1,000 sq. ft. of GFA [+ 2 stacking spaces per drive-through lane]

Food Processing: Light

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of ♦GFA

Fraternity or Sorority House

1 per 2 rooming units

Freight Terminal

3 per 20,000 sq. ft. of warehousing area +

3 per 1,000 sq. ft. of office area

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

Gas Station

2 per 1,000 sq. ft. of accessory retail area

Golf Course

3 per hole

Government Facility

1 per 1,000 sq. ft. of office and public-use areas +

1 per government vehicle maintained on the premises

Greenhouse or Nursery

2 per 1,000 sq. ft. of ♦GFA (including outdoor sales or display area)

Health-Care Clinic

3 per 1,000 sq. ft. of ♦GFA

Health and Fitness Center

2 per 1,000 sq. ft. of ♦public use area

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

Horse Stable

1 per 5 stalls

Hospital

1 per 10 hospital beds +

1 per 4 employees (including staff doctors) on peak shift +

1 per 2 examination rooms in medical offices

Hotel or Motel

1 per 4 rooms

Industrial Boat Repair Facility

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

Industrial: General

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

Industrial: Light

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

Industrial: Maritime-Dependent

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

Kennel

2 per 1,000 sq. ft. of public waiting area

Landfill: Industrial

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area

Lodge or Social Club

1 per 10 persons of fire-rated capacity

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)

Marina: Recreational

1 per 2 slips

Marine Terminal

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

Materials Recovery Facility

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area

Mini-Warehouse

1 per 50 storage units

Motor Vehicle Dealership

1 per 1,000 sq. ft. of GFA

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

Motor Vehicle Rental Establishment

2 per 1,000 sq. ft. of office and public-use areas +

1 per company vehicle maintained on the premises

Motor Vehicle Service and Repair, Major or Minor

2 per service bay

Movie Studio

Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area

Nursery (See Greenhouse or Nursery)

Office

1 per 800 sq. ft. of GFA

Outdoor Storage Yard

1 per 1,000 sq. ft. of office and public-use areas

Passenger Terminal

3 per 1,000 sq. ft. of GFA

Pawn Shop

2 per 1,000 sq. ft. of GFA

Personal Services Establishment

2 per 1,000 sq. ft. of GFA

Place of Worship

1 per 4 persons of fire-rated capacity; 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

2 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
- 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

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

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

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

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

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