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**ZONING ORDINANCE ADVISORY COMMITTEE**  
**DALLAS DEVELOPMENT CODE AMENDMENT**  
**FILE NO. DCA 190-002**

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**THURSDAY, February 4, 2021**

**Parking: Parking Ratios Table Options**

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Consideration of amending off-street parking and loading requirements including, but not limited to, hotel, restaurant, multifamily, alcoholic beverage establishment, and public and private school uses in the Dallas Development Code.

**BACKGROUND:**

On September 5, 2019, City Plan Commission (CPC) authorized a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending off-street parking and loading requirements including, but not limited to, hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development.

The intent of this code amendment is to review the current parking regulations and based on research, best practices, and other cities approach to parking requirements, determine the need to amend the City Code and make a recommendation and proposal.

Staff will provide reports on the following general research direction to build on information, culminating with recommendations and a proposal:

- Current Parking Regulations \_ provided at the June 18, 2020 ZOAC meeting
- City of Dallas Planned Development Districts \_ provided at the July 9, 2020 ZOAC meeting
- Index Cities and Other Cities Research \_ provided at the August 6, 2020 ZOAC meeting
- Local and National Parking Studies \_ provided at the September 3, 2020 ZOAC meeting
- Board of Adjustment parking reductions \_ provided at the September 3, 2020 ZOAC meeting
- Citywide Plans – Vision/Goals \_ provided at the September 3, 2020 ZOAC meeting
- Public and Interdepartmental Outreach – Input \_ provided at the October 15, 2020 ZOAC meeting
- Case studies \_ provided at the November 5, 2020 ZOAC meeting
- Discussion with City Departments \_ at the November 19 and December 3, 2020 meetings
- Parking Regulations Proposal Framework Options \_ provided at the January 21, 2021 ZOAC meeting
- **Parking Ratios Table Options\_ provided at the February 4, 2021 ZOAC meeting**

**PROJECT WEBPAGE:**

<http://bit.ly/CityOfDallasParking>

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## **RESEARCH AND STAFF ANALYSIS**

### **Scope and methodology**

At the January 21, 2021 meeting, staff presented the general framework options for a parking proposal. The framework is proposed to be sustained by five pillars:

1. **Areas with required parking + Exemptions**
2. **Parking required ratios (table) + Regulations**
3. **Proximity to transit**
4. **Parking Management Tools**
5. **Parking Design Standards**

The general proposal for the first pillar for areas with required parking and exceptions was generally accepted, depending on future details and research necessary in the overall parking regulations section.

*Minimum parking requirements for uses located in an R, D, and potentially TH zoning districts or within a 330-foot buffer around those districts must be provided according to the parking ratio table.*

*For all other uses, located outside the 330-foot buffer, no minimum parking spaces are required.*

*Furthermore, the following are excepted from parking ratio requirements, regardless of location:*

- *Properties designated as historic and cultural landmark by the Landmark Preservation Officer or the Landmark Commission, or highly significant endangered, or listed on the National Register of Historic Places are not subject to the required off-street parking requirements set forth in this section.*
- *Buildings built prior to a March 17, 1965, are not be subject to the required off-street parking requirements set forth in this section.*
- *No parking is required for the first 5,000 square feet of each business establishment.*

Based on the agreed timeline, the next pillar, the required parking ratios (table) and regulations, is included in this report.

Following the proposed general framework and based on research adjusted to city of Dallas particularities, staff is proposing the following options for a parking ratio where parking is required.

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## **PARKING RATIOS AND REGULATIONS**

### **Purpose statement for the parking section**

The standards are designed to encourage and accommodate a multi modal transportation system and support transportation mode alternatives to the single occupant automobile. The intent is to provide for a safe and efficient transportation system delivering a high degree of personal mobility, to reduce traffic congestion and improve air quality, and to reasonably accommodate the parking needs of development, balanced by the needs of pedestrians, bicyclists, and transit users, and by the preservation of community character. The standards intend to incorporate the full range of parking, transportation, and demand management strategies to improve not only access, but to also enhance and promote walkable urban environments.

**Quantitative requirements where applicable**

When uses are allowed by Specific Use Permit (SUP) or subject to Development Impact Review (DIR), the uses are not subject to the required off-street parking requirements set forth in the parking table, but shall use the table as a guide in considering provided parking as part of the SUP and DIR. The SUP and DIR process will regulate the site accessibility case by case, based on specified criteria that will be added in the code.

In the case of a use not shown in the Table, the requirements for off-street parking will be determined based on the requirements for the most comparable use.

If parking is provided above the required ratio, additional standards will apply (Parking Design Standards).

**Parking Table**

*Rationale:*

*The intent is to simplify and include ratios per use category, rather than for each use, but detail certain uses where necessary. When proposing the options for ratios, staff analyzed each use, the complexities of its operation, where it is allowable and if there are additional review processes for the use, the possibility to add a review layer to certain situations (DIR), the proximity to residential districts, best practices in other cities, and the overall intent of the code amendment.*

*Other cities: broad array of approaches based on desired outcomes and specificity of each city, but an observed overall trend is to significantly simplify and reduce ratios, and a focus on eliminating parking minimums for multifamily uses, either in certain districts, or within a certain radius from transit stations. Cities usually have ratios per districts, have both minimums and maximums, or overall or for specific areas.*

**The ratios specified in the following table are applicable to uses located in an R, D, and potentially TH or within a 330-foot buffer around the districts.**

*Where use is allowable by SUP or DIR, access to the site, including parking if necessary, will be reviewed through the SUP or DIR process.*

*Parking ratios are per square feet of floor area.*

*\*Shopping center: is a multiunit building that is greater than 20,000 square feet in floor area.*

*(See appendix table with current quantitative parking requirements per use)*

Uses	Proposed ratio	Other cities ratios when required: Seattle, Minneapolis (min-max), Portland (min-max), San Diego, San Antonio
<b>1. Agricultural Uses</b>	None.	
Urban gardens	None. If sales area is provided: ratio per retail uses for the sales portion (1/300sf)	
<b>2. Commercial and Business Service Uses</b>	None	
<b>3. Industrial Uses</b>	None	

Uses	Proposed ratio	Other cities ratios when required: Seattle, Minneapolis (min-max), Portland (min-max), San Diego, San Antonio
<b>4. Institutional and Community Service Uses</b>	None. If in a *shopping center: 1/300sf	
<b>5. Lodging Uses</b>	None. If restaurant, meeting, or event space provided: 1/300sf	
<b>6. Miscellaneous Uses</b>	None	
<b>7. Office Uses</b>	<b>1/500sf</b> Surgical center: none If in a *shopping center: 1/300sf	1/1,000sf; 1/500sf Per Districts x/1,000sf
<b>8. Recreation Uses</b>	None	
Country club with private membership	None. If in a *shopping center: 1/300sf	
Private recreation center, club, or area	None. If in a *shopping center: 1/300sf	
<b>9. Residential Uses</b>	<b>1/DU</b>	1/DU; 1/2DU; no min for new 1/4 sleeping rooms/beds
<b>10. Retail and Personal Service Uses</b>	<b>1/300sf</b>	1/500sf; Per Districts x/1,000sf
Ambulance service Auto service center Business school Car wash Commercial motor vehicle parking Commercial parking lot or garage Drive-in theater Liquefied natural gas fueling station Motor vehicle fueling station Outside sales Restaurant with drive-through Surface parking Temporary retail use Taxidermist Temporary retail use Theater Truck stop Vehicle display, sales and services	None	
Animal Shelter or Clinic (with or without outside runs)	None or If in a *shopping center: 1/300sf	
Nursery, garden shop, or plant sales Furniture store	<b>1/1,000sf</b> If in a *shopping center: 1/300sf	
<b>11. Transportation Uses</b>	None	
<b>12. Utility and Public Service Uses</b>	None	
<b>13. Wholesale, Distribution and Storage Uses</b>	None	
<b>14. Accessory Uses</b>	None	

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The Appendix includes a complete list of uses under each use category, the districts where the use is allowed by right, or by Specific Use Permit (SUP), Development Impact Review (DIR), or Residential Adjacency Review (RAR), and the required parking ratio per Chapter 51A and Chapter 51.

Information and requirements of the **Specific Use Permit (SUP)** process can be found in the code in Section 51A-4.219, at the following link:

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-28030](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28030)

Information and requirements of the **Development Impact Review (DIR) process** can be found in the Division 51A-4.800 of the code, at the following link:

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-28030](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28030)

Information and requirements of the **Residential Adjacency Review (RAR) process** can be found in the Division 51A-4.803(d)(2) Site Plan Requisites – Residential Adjacency Items and 51A-4.803(f)(3), at the following link:

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-28030](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28030)

**Possibility for additional requirements via the Specific Use Permit (SUP) and Development Impact Review (DIR) process to follow the general ideas:**

Where a use is allowed by SUP / DIR, the following factors will be considered in determining the adequate site accessibility and off-street parking:

- Accessibility of the site to prioritize alternative modes of transportation and shared parking, and discourage single-occupancy trips, traffic increase, and parking exceeding demand and site and location particularities.
- Parking requirements should be balanced with an active pedestrian network to minimize pedestrian, bicycle, and vehicle conflicts as much as possible.
- Documentation regarding the actual parking demand for the proposed use.
- The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- Whether the proposed use is located near a parking area that is available to the customers, occupants, employees, and guests of the proposed use.
- The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.

## APPENDIX

### CURRENT PARKING RATIOS PER CODE

USE	Allowable	Chapter 51A	Chapter 51
<b>4.201 AGRICULTURAL USES</b>			
<b>Animal Production</b>	<i>in A(A) SUP: in non-r (text)</i>	2 spaces	<b>Farm or ranch:</b> min 2ps <b>Animal pound:</b> 1/500sf <b>Zoo:</b> 1/600sf <b>Hatchery and breeding operations:</b> 1/600sf <b>Slaughterhouse:</b> 1/1,000sf outdoors; 1/500sf or min 5 indoors
<b>Commercial Stable</b>	A(A)	1 per 2 stalls	1 per 2 stalls
<b>Crop production</b>	<i>In all districts</i>	none urban garden: 1/200sf of sales	
<b>Private stable</b>	<i>in all res when located on a min 1-acre lot; otherwise by SUP in all res</i>	none	
<b>4.202 COMMERCIAL AND BUSINESS SERVICE USES</b>			
<b>Building repair and maintenance shop</b>	<i>RAR: CR, RR, CS, ind, CA</i>	1/300sf	
<b>Bus or rail transit vehicle maintenance or storage facility</b>	<i>RAR ind; CA SUP and RAR: CS</i>	1/500sf	
<b>Catering service</b>	<i>CR, RR, CS, ind, CA, MU, MC, U Lmtd: LO, MO, GO</i>	1/200sf	1/200sf
<b>Commercial cleaning or laundry plant</b>	<i>RAR: CS and ind; CA</i>	1/300sf	<b>Custom:</b> 1/200sf <b>Commercial:</b> 1/300sf
<b>Custom business services</b>	<i>CR, RR, CS, ind, CA, MU, MC, U</i>	1/300sf; min 5ps	
<b>Custom woodworking, furniture construction or repair</b>	<i>CS, ind, CA</i>	1/500sf; min 2ps	
<b>Electronics service center</b>	<i>CR, RR, CS, ind, CA, MU, MC, U Lmtd: MO, GO</i>	1/300sf	
<b>Job or lithographic printing</b>	<i>RAR: CS, ind; and CA, U</i>	1/600sf	
<b>Labor Hall</b>	<i>ind if 1,000' from res, 500' school otherwise SUP: ind, RR, CS, LI, CA, MU, MC</i>	1/500sf	1/500sf
<b>Machine or welding shop</b>	<i>RAR: CS and ind</i>	1/500sf	1/500sf

<b>Machinery, heavy equipment, or truck sales and services</b>	<i>RAR: CS, ind, RR</i>	1/1,000sf (sales inside or outside)	1/300sf floor area or 1/1,000 of site whichever is greater
<b>Medical or scientific laboratory</b>	<i>MO, GO, CS, ind, CA, MU-2 -3, MC-3 -4; SUP: LO, CR, RR, MU-1, MC-1 -2</i>	1/300sf	1/300sf
<b>Technical school</b>	<i>CS, ind, CA</i>	1/25sf (classroom) + per personal service use ratio	0.3/fixed seat; 0.3/7sf classroom
<b>Tool or equipment rental</b>	<i>CR, RR, CS, ind, CA, MU-2 -3, MC-3 -4</i>	1/200sf	1/200sf if outside display: +1/1,000sf side area
<b>Vehicle or engine repair or maintenance</b>	<i>RAR: RR, CS, IM ind DIR: CA</i>	1/500sf (not less than 5)	
<b>4.203 INDUSTRIAL USES</b>			
<b>Alcoholic beverage manufacturing</b>	<i>RAR: ind SUP: CA</i>	1/600sft; 1/100sf per storage; 1/100 sft per retail sales and seating	
<b>Industrial (inside)</b>	<i>RAR: ind SUP: IM</i>	1/600sf	1/500sf
<b>Industrial (inside) potentially incompatible</b>		1/500sf	
<b>Industrial (inside) for light manufacturing</b>	<i>CS, ind</i>	1/600sf	
<b>Industrial (outside)</b>		1/600sf + 1/600sf (outside mf area)	permanent concrete or asphalt batching or recycling plant: 5ps U-cart concrete: 1/500sf
<b>Industrial (outside) not potentially incompatible</b>	<i>RAR: IM SUP: IR</i>	1/600sf + 1/600sf (outside mf area)	<b>Outside storage:</b> 1/2,000sf, min 1
<b>Industrial (outside) potentially incompatible</b>	<i>SUP: IM</i>	1/500sf	
<b>Medical/infectious waste incinerator</b>	<i>SUP: IR, IM</i>	1/1,000sf	
<b>Metal salvage facility</b>	<i>SUP: IM</i>	min. 5 spaces or by SUP	<b>Metal processing:</b> 1/500sf; min 5
<b>Mining</b>	<i>SUP: A, IM</i>	none	none
<b>Gas drilling and production</b>	<i>SUP in all distr</i>	none	none
<b>Gas pipeline compressor station</b>	<i>SUP: IM</i>	5 spaces	
<b>Municipal waste incinerator</b>	<i>SUP: IM, IR</i>	1/1,000sf	
<b>Organic compost Recycling facility</b>	<i>RAR: IM SUP: A, IR</i>	1/500sf	
<b>Outside salvage or reclamation</b>	<i>SUP: IM</i>	min. 5 spaces or by SUP	1/500sf; min 5ps
<b>Pathological waste incinerator</b>	<i>SUP: IR, IM</i>	1/1,000sf	
<b>Temporary concrete or asphalt batching plant</b>	<i>by BO</i>	min. 2 spaces-See Ch.51A	

<b>4.204 INSTITUTIONAL &amp; COMMUNITY SERVICES USES</b>			
<b>Adult day care facility</b>	<i>RR, CR, CS, CA, MU, MC, U</i> <i>Lmtd: MF-3, MF-4, O</i> <i>SUP: res distr</i>	1/500sf	1/500sf
<b>Cemetery or mausoleum</b>	<i>SUP: in all res and non-r;</i> <i>except P and U</i>	2 spaces	2 spaces
<b>Childcare facility</b>	<i>CR, RR, CS, ind, CA, MU, MC, U</i> <i>Lmtd: MF-3, MF-4, O</i> <i>SUP: res</i>	1/500sf or by SUP	1/500sf
<b>Church</b>	<i>SUP: in all res and non-r;</i> <i>except P</i>	1/333sf if <5,000sf and in a mall 1/4 seats or 1/18" of fixed bench or 1/28" of bench	1/4 seats or 1/18" of fixed bench or 1/28" of bench
<b>College, university or seminary</b>	<i>A, LO, MO, GO, CR, RR,</i> <i>CS, ind, CA, MU, MC, U</i> <i>SUP: R, D, TH, Ch, MF,</i> <i>NO, NS</i>	1/25sf (classroom)	0.4/fixed seat; 0.4/7sf of seating area
<b>Community service center</b>	<i>RR, IR, CA-2,</i> <i>SUP: res, O, NS, CR,</i> <i>CS, LI, CA-1, MU, MC, U</i>	1/200sf	1/200sf
<b>Convalescent and nursing homes, hospice care, and related institutions</b>	<i>MF, CA, MU, U</i> <i>SUP: A, TH, CH,</i> <i>RAR: MF, MU</i>	0.3 per each bed	0.3 per each bed
<b>Convent or monastery</b>	<i>A, MF, O, retail, CS, CA,</i> <i>MU, MC, U</i> <i>SUP: R, D, TH, CH</i>	1 per each 3 residents; a min of 2 spaces req.	1 per each 3 residents; a min of 2 spaces req. <b>Rectory:</b> same as per DU in the zoning district
<b>Foster Home</b>	<i>CH, MF, CA-2, MU,</i> <i>SUP: A, R, D, TH, MH,</i> <i>CA-1</i>	2 spaces	2 spaces
<b>Halfway house</b>	<i>SUP: LI, RR, CS, MU-2,</i> <i>MU-3, CA</i>	determined by the SUP- see Chapter 51	by SUP
<b>Hospital</b>	<i>GO, RR, CS, LI, IR, CA,</i> <i>MU-3,</i> <i>SUP: A, MO, CR, IM,</i> <i>MU-1, MU-2, MC, U</i> <i>RAR: GO, RR, CS, LI,</i> <i>IR, MU-3</i>	1 per each patient bed	1 per each patient bed
<b>Library, art gallery or museum</b>	<i>O, retail, CA, MU, MC, U</i> <i>SUP: res</i>	Library 1/500sf; Art gallery or museum 1/600 sf	1/500sf <b>Wax museum:</b> 1/100sf



Public or private school	<i>A, O, retail, CS, CA, MU, MC, U</i> <i>SUP: R, D, TH, CH, MF, MH, ind</i> <i>RAR: A, O, retail, CS, MU, MC, U</i> <i>open enrollement</i> <i>charter: SUP: res, O, retails, CS, ind, CA, MU, MC, U</i>	1.5/kinder/elem. classroom; 3.5/junior high/middle classroom; 9.5/senior high classroom or by SUP	
<b>4.205 LODGING USES</b>			
Hotel or motel	<i>RAR: MO, GO, RR, CS, LI, IR, IM, CA, MU-1 -2 -3, MC</i> <i>SUP: CR</i> <i>SUP: if less 60 rooms</i>	1 per each unit (1-250); 0.75 per each unit (251-500) ; 0.5 per all units above 500; 1/200sf of meeting rooms	1 per each unit (1-250) ; 0.75 per each unit (251-500) ; 0.5 per all units above 500
Extended stay hotel or motel	<i>SUP: MO, GO, RR, CS, ind, CA, MU, MC</i>	1/each unit (1-250); 0.75/each unit (251-500) ; 0.5/all units above 500; + 1/200sf of area other than guest rooms	1/each unit (1-250); 0.75/each unit (251-500) ; 0.5/all units above 500; + 1/200sf of area other than guest rooms
Lodging or boarding house	<i>MF-2 -3 -4, RR, CS, LI, IR, CA,</i> <i>SUP: CR, IM</i>	1/each guest room	1/each guest room
Overnight general-purpose shelter	<i>under 20 guests: SUP: LO, MO, GO, CR, RR&lt; CS, LI, IR, CA, MU-2 -3, MC</i> <i>over 20 guests: SUP: GO, CS, LI, IR</i>	0.0025/bed + 1/200sf of office or program service area	0.0025/bed + 1/200sf of office or program service area; min 4
<b>4.206 MISCELLANEOUS USES</b>			
Attached non-premise sign	<i>express authorization</i> <i>SUP: O, retail, CS, ind, CA, MU, MC</i>	none	
Carnival or circus (temporary)	<i>by BO</i>	25 spaces per acre	none <b>Rodeo:</b> 1/3seats <b>Fairgrounds:</b> 25/acre
Detached non-premise sign		none	
Hazardous waste management facility	<i>IR, IM</i>	1/1,000sf	
Placement of fill material	<i>SUP in all distr</i>	none	
Temporary construction/sales office	<i>in all, except P</i>	none	none
<b>4.207 OFFICE USE</b>			
Alternative financial establishment	<i>SUP: non res except NO, NS, MU-1, UC-1, P</i>	1/333sf	
Financial institution without drive-in window	<i>in all non-r, except P</i>	1/333sf	1/333sf

<b>Financial institution with drive-in window</b>	<i>SUP: LO DIR: MO, GO, CR, RR, MU, CA, MC RAR: CS, ind</i>	1/333sf	
<b>Medical clinic or ambulatory surgical center</b>	<i>in all non-r, except P</i>	1/200sf	1/200sf same for optical shop, medical appliance fitting sales
<b>Office</b>	<i>in all non-r, except P</i>	1/333sf	1/333sf
<b>4.208 RECREATION USES</b>			
<b>Country club with private membership</b>	<i>In all non-r except P, U SUP: A, R, D, TH RAR: CH, MF, MH</i>	By SUP (or) 3/each game court; 1/additional 150sf & 5/golf court green	1/150sf +5/golf course green
<b>Private recreation center, club, or area</b>	<i>GO, CR, RR, CS, ind, CA, MU, MC, U-2 -3 SUP: res except MH; NO, LO, MO, NS</i>	By SUP (or) 3/each game court & 1/additional 150sf	1/100sf
<b>Public park, playground, or golf course</b>	<i>in all, except P DIR: U</i>	none	none golf course: 5/each green
<b>4.209 RESIDENTIAL USES</b>			
<b>College dormitory, fraternity, or sorority house</b>	<i>A, MH, LO, MO, GO, CR, RR, CS, CA, MU, MC SUP: NO, NS, U</i>	1/each sleeping room	1/2beds + 1/100sf exclusive of sleeping area college dormitory: 1/2 beds
<b>Duplex</b>	<i>D, TH, CH, MF-1 -2, CA, MU Lmtd: GO</i>	2/dwelling unit	
<b>Group residential facility</b>	<i>min 1,000ft from another: CH, MF, CA, MU otherwise SUP in those distr</i>	0.25/bed + 1/200sf (office area); min 4 spaces or by SUP	
<b>Handicapped group dwelling unit</b>	<i>min 1,000ft from another: A, R, D, TH, CH, MF-1 - 2, MH, GO, CA, MU-1 otherwise SUP in those distr GO: 5% of floor area</i>	1/DU in R-7.5, R-5, TH 2/DU by SUP	
<b>Manufactured home park, manufactured home subdivision, or campground</b>	<i>MH</i>	1.5/each transient stand (mf home park or campground); 1.5/lot (mf subdivision)	
<b>Multifamily</b>	<i>CH, MF, CA, MU, U Lmtd: GO</i>	1/bedroom min 1space per du	
<b>Residential Hotel</b>	<i>1-mile distance from another: MF-2 -3 -4, CA, MU</i>	0.5/guest room	
<b>Retirement housing</b>	<i>CH, MF, CA, MU SUP: TH, U</i>	1/dwelling unit or suite	

<b>Single Family</b>	A, R, D, TH, CH, MF-1 - 2, MU-1 Lmtd: GO	1 space (R-7.5A; R-5A & TH); 2 spaces (all other districts)	
<b>4.210 RETAIL &amp; PERSONAL SERVICE USES</b>			
<b>Ambulance service</b>	RAR: CR, RR, CS, MC-3 -4 CA	1/300sf + 1/500sf (site area)	1/300sf + 1/500sf (site area)
<b>Animal Shelter or Clinic</b>	Without outside runs: A, LI, IR, IM, U RAR: CR, RR, CS, MU, MC With outside runs: CS, LI, IR, IM; 1,000' from res; otherwise SUP in the same SUP: A, RR	1/300 sf	1/300 sf (and veterinarian office, w/ and w/out outside runs, kennel)
<b>Auto Service Center</b>	RAR: CR, RR, CS, ind, MU, MC CA	1/500sf (min of 4)	inside: 1/200sf; min 4 outside: 1/500sf
<b>Alcoholic Beverage Establishment</b>			
<b>Bar, lounge, or tavern and private club-bar</b>	SUP: GO, CR, RR, CS, ind, CA, MU, MC, MF-4, LO, MO, UC-2 -3	except otherwise provided, 1/100sf; 1/500 sf for manuf. Of alcoholic bev. as acc use.	except otherwise provided, 1/100sf; 1/500 sf for manuf. Of alcoholic bev. as acc. use. <b>Private club:</b> 1/guest room + 1/100sf; min 10 spaces
<b>Microbrewery, micro-distillery, or winery</b>	RAR: ind SUP: CR, RR, CS, CA, MU, U, WMU	except otherwise provided, 1/600sf; 1/1000 sf for storage; 1/100 sf for retail sale and seating	
<b>Business school</b>	LO, MO. GO, CR, RR, CS, ind, CA, MU, MC, UC-2 -3 SUP: NO	1/25sf (classroom)	0.3/fixed seat; 0.3/7sf classroom
<b>Car wash</b>	DIR: CR RAR: RR, CS, ind, MU, MC-2 -3-4	for single unit -none; tunnel-type -3 spaces; add Chapter 51	none; stacking req
<b>Commercial amusement (inside)</b>	CR, RR, CS, ind, CA, MU, MC, UC-2 -3		1/100sf
<b>Amusement center</b>	SUP if min 2,500sf and within 300feet from residential district: CR, RR, CS, ind., CA, MU, MC, UC-1 -2		
<b>Bingo Parlor</b>	SUP: CR, UC-2 -3	1/50sf	

<b>Bowling alley</b>	<i>SUP: CR, CS, UC-2 -3; if Class E: RR, ind, CA, MU, MC if within 300' res RAR: for within 300; res</i>	6 spaces per lane	
<b>Children's amusement center</b>		1/200sf	
<b>Dance hall</b>	<i>SUP (including Class E): CR, CS, UC-2 -3, SUP for Class E, if within 300 feet from residential district: RR, ind, CA, MU, MC RAR if SUP not required</i>	1/25sf and	
<b>Motor track</b>		1/1000sf restricted track & 1/200sf floor area	
<b>Skating rink</b>		1/200sf	
<b>Other uses</b>		by SUP (or) 1/100 sf	<b>game court:</b> 4/game court + 1/200sf of floor area not including 400sf used for exercise or observation room and not including showers, steam, sauna, laundry, ....
<b>Commercial amusement (outside)</b>	<i>CS, CA SUP: A, CR, RR, MU, MC DIR: CS</i>	By SUP (or) 1/200sf + 1/400sf (site area)	1/200sf + 1/400sf site area exclusive of parking
<b>Commercial motor vehicle parking</b>	<i>CS, LI, IR, IM SUP if within 500' res. in the same districts</i>	none	
<b>Commercial parking lot or garage</b>	<i>RAR: CR, RR, CS, ind, MU, MC. CA, UC</i>	none, if in CBD- see chapter 51A	none; if CBD special req
<b>Convenience store with drive-through</b>	<i>SUP: CR, RR, CS, IR, IM, MU-2 -3, MC</i>	1/200sf	
<b>Drive-in theater</b>	<i>SUP: A, CS, IM</i>	6 spaces	
<b>Dry cleaning or laundry store</b>	<i>GO, retail, CS, ind, CA, MU, MC UC no drive-through Lmt: MF-3 -4, LO, MO</i>	1/200sf	1/200sf <b>Commercial:</b> 1/500sf
<b>Furniture Store</b>	<i>CR, RR, CS, ind, CA, MU, MC, UC</i>	1/500sf; 1/1000sf for storage/warehouse not for public	1/500sf
<b>General merchandise or food store &lt; 3,500sf</b>	<i>GO, retail, CS, ind, CA, MU, MC, UC Lmt: MF-3 -4, LO, MO</i>	1/200sf	1/200sf
<b>General merchandise or food store &gt;3500sf</b>	<i>CR, RR, CS, CA, MU, MC, UC-2 -3</i>	1/200sf	
<b>General merchandise or food store &gt; 100,000sf</b>	<i>RR, CA SUP: CR, CS, LI, MU, MC, UC</i>	1/300sf	

<b>Home improvement center, lumber, brick or building materials sales yard</b>	<i>RAR: RR, CS, ind DIR: CR</i>	1/275sf (retail area) + 1/1,000sf (site area)	1/200sf <b>Building repair and maintenance shop:</b> 1/300sf
<b>Household equipment and appliance repair</b>	<i>CR, RR, CS, ind, CA, MU-2 -3, MC-2 -3 -4, UC</i>	1/200sf	1/200sf
<b>Liquefied natural gas fueling station</b>	<i>LI, IR, IM, SUP: for over 4 fuel pumps or within 1,000 ft from res distr or PD with res</i>	None	
<b>Liquor store</b>	<i>CR, RR&lt; CS, CA, MU-2 -3, MC-2 -3 -4</i>	1/200sf	1/200sf
<b>Mortuary, funeral home, or commercial wedding chapel</b>	<i>CR, RR, CS, CA, MU, MC</i>	1/300 sf other than chapel; + 1/2 seats in chapel	1/300 sf other than chapel; + 1/2 seats in chapel (max 50% may be tandem)
<b>Motor vehicle fueling station</b>	<i>CR, RR, CS, ind, CA, MU, MC Lmtd: MO, GO SUP: MF-3 -4, NS</i>	2 spaces	
<b>Nursery, garden shop, or plant sales</b>	<i>A, GO, CR, RR, CS, CA, MU, MC, UC</i>	1/500sf + 1/2,000sf (outside sales & display area)	1/500sf + 1/2,000sf (outside sales & display area)
<b>Outside sales</b>	<i>CA SUP: RR, CS</i>	1/200sf (sales area)	1/200sf (sales area)
<b>Paraphernalia Shop</b>	<i>SUP: CR, RR, CS, ind, MU</i>	1/200sf (sales area)	
<b>Pawn shop</b>	<i>CR, RR, CS, IR, IM</i>	1/200sf	1/200sf
<b>Personal service use</b>	<i>GO, retail, CS, ind, CA, MU, MC, UC Lmtd: MF-3 -4, NO, LO, MO</i>	1/200sf	1/200sf <b>Health Studio:</b> 1/150sf <b>Broadcasting or recording:</b> 1/300sf
<b>Restaurant without drive-in or drive-through service</b>	<i>GO, retail, CS, ind, CA, MU, MC, UC Lmtd: MF-4, LO, MO, SUP: NO RAR: MF-4, LO, MO, GO, retail, CS, ind, MU, MC</i>	1/100sf (main use); 1/200 (limited or accessory use); 1/500sf (manufacture of alcoholic bev.)	1/100sf; 1/500sf area for alcohol manuf
<b>Restaurant with drive-in or drive-through service</b>	<i>SUP: CA DIR: CR, RR, CS, ind, MU, MC</i>	1/100sf (min 4 spaces); 1/500sf (manufacture of alcoholic bev.)	drive-in rest: 1/50sf; min 12ps +stacking
<b>Surface parking</b>	<i>P</i>	none	
<b>Swap or buy shop</b>	<i>SUP: CR, RR, CS, CA, MU, MC</i>	1/200sf	
<b>Taxidermist</b>	<i>CS, ind, CA</i>	1/600sf	1/300sf
<b>Temporary retail use (Includes Christmas tree lots)</b>	<i>CR, RR, CS, ind, CA, MU, MC, UC</i>	1/500sf (site plan)	
<b>Theater</b>	<i>CR, RR, CS, ind, CA, MU DIR: UD and limited to 1,000seats SUP: MF-4, MO, GO</i>	1 per 28sf of seating area	min 6; stacking=10% of stall capacity

<b>Truck stop</b>	<i>SUP: CS, LI, IM, IR</i>	2 spaces	
<b>Vehicle display, sales, and services</b>	<i>RAR: RR, CS, ind SUP: CA</i>	1/500sf (floor & site area)	<b>inside:</b> 1/200sf <b>outside:</b> 1/500sf
<b>4.211 TRANSPORTATION USES</b>			
<b>Airport or landing field</b>	<i>SUP: IR, IM</i>	1/200sf (terminal building)	1/200sf (terminal building)
<b>Commercial bus station and terminal</b>	<i>RR, CS, LI, IR, IM, CA SUP: CS when bus or shuttle or 500ft from residential DIR: RR, CA, CS if no SUP RAR: ind</i>	1/200sf + 1/5seats of manufacturer's seating capacity - max. 5 vehicles on site during anyt one-hour time period	1/4seats in the lobby, 1/220sf café, 1/200sf excluding the bus unloading area
<b>Heliport</b>	<i>SUP: RR, CS, LI, CA, MU-2 -3, MC-4 RAR: IR, IM</i>	1/600sf (site area) min 4 spaces	1/600sf (site area) min 4 spaces helicopter base: 1/300sf terminal area exclusive of hangars, min 5ps
<b>Helistop</b>	<i>SUP: A, MO, GO, RR, CS, LI, CA, MU-2 -3, MC-2 -3 -4 RAR: IR, IM</i>	2 spaces	2 spaces
<b>Private street or alley</b>		none	
<b>Railroad passenger station</b>	<i>CA SUP: GO, RR, CS, ind, MU-2 -3; MC-2 -3-4</i>	1/200sf (terminal building)	1/4 seats in the lobby; 1/200sf excluding train unloading area; 1/100sf restaurant railroad team track: 2 spaces
<b>Railroad yard, roundhouse, or shops</b>	<i>CA RAR: IM</i>	1/500sf (roundhouse & shops)	1/500sf (roundhouse & shops) <b>motor freight hauling and storage:</b> 1/1,000sf
<b>STOL (Short takeoff or landing) port</b>	<i>SUP: IM, IR, CA</i>	1/200sf (terminal building) Min. 5 spaces	1/200sf (terminal building) Min. 5 spaces
<b>Transit passenger shelter</b>	<i>in all</i>	none	none
<b>Transit passenger station or transfer center</b>	<i>CA SUP: res SUP or CC res: O, retail, CS, ind, MU, MC</i>	none (In central area districts) other districts by SUP/CC resolution	
<b>4.212 UTILITY AND PUBLIC SERVICE USES</b>			
<b>Commercial radio or tv transmitting station</b>	<i>GO, CR, RR, CS, ind, CA, MU, MC SUP: A, LO, MO</i>	1/1,000sf	1/1,000sf
<b>Electrical generating plant</b>	<i>SUP: IM</i>	1/1,000sf	2 spaces
<b>Electrical substation</b>	<i>LO, MO, GO, CR, RR, CS, ind, CA, MU, MC SUP: NO, NS</i>	2 spaces	2 spaces

<b>Local utilities</b>	<i>in all SUP: res if over 300sf above grade RAR: if 150sf, or higher than 10' communication exchange facility: LO, MO, GO, RR, CS, ind, CA, MU, MC CR is under 50,000sf</i>		utility serv: none communications exchange facility: 1/5,000sf; except 1/333sf for office
<b>Utility Services</b>		none	
<b>Communications exchange facility</b>		1/5000sf, if the floor area used for office -then 1/333sf	1/1,000sf
<b>Police or fire station</b>	<i>GO, CR, RR, CS, ind, CA, MU, MC, UC SUP: res, NO, LO, MO, NS</i>	1/150sf (police); 5 spaces + 1/bed (fire station)	
<b>Post office</b>	<i>GO, CR, RR, CS, ind, CA, MU, MC, UC SUP: MF-3 -4, LO, MO, NS</i>	1/200sf	1/200sf
<b>Radio, tv or microwave tower</b>	<i>GO, CS, ind, CA SUP: res, No, Lo, MO, retail, MU, MC RAR: GO, CS, ind</i>	2 spaces	2 spaces
<b>Refuse transfer station</b>	<i>SUP: A, IM</i>	1/1,000sf (site area)	1/1,00sf (site area)
<b>Sanitary landfill</b>	<i>SUP: A, IM</i>	none	none
<b>Sewage treatment plant</b>	<i>SUP: A, IM, CA</i>	1/1,000,000 gallons of capacity	1/1,000,000 gallons of capacity sewage pumping station: none
<b>Tower/antenna for cellular communications</b>	<i>Details and exceptions</i>	1/if tower/antenna has an auxiliary build. >120 sf	1/if tower/antenna has an auxiliary build. >120 sf
<b>Utility or government installation other than listed</b>	<i>CA, UC SUP: CA, res, O, retail, ind, MU, MC</i>	See Chapter 51	by BO or SUP
<b>Water treatment plant</b>	<i>SUP: A, CA, IR RAR: IM</i>	2 spaces	2 spaces
<b>4.213 WHOLESALE, DISTRIBUTION &amp; STORAGE USES</b>			
<b>Auto auction</b>	<i>SUP: CA, IM</i>	1/500sf (site area)	1/500sf (site area)
<b>Building mover's temporary storage yard</b>	<i>SUP: CA, IM</i>	none	none
<b>Contractor's maintenance yard</b>	<i>CS, IM RAR: CS, IM</i>	1/2,000sf (site area) (min. 4 spaces)	1/2,000sf (site area) (min. 4 spaces)
<b>Freight terminal</b>	<i>CS, ind, CA RAR: CS, ind DIR: CA</i>	1/1,000sf	1/1,000sf
<b>Livestock auction pens or sheds</b>	<i>SUP: A, IM</i>	1/28sf (seating area) + 1/600sf (sales area)	Livestock auction: 1/4 seats+1/600sf sales area

<b>Manufactured building sales lot</b>	<i>RAR: CS, ind</i>	1/200sf (office area); min 4 spaces	
<b>Mini warehouse</b>	<i>CS, ind, CA SUP: CR, RR&lt; MU, MC</i>	<i>min of 6 spaces</i>	1/3,000sf
<b>Office showroom/warehouse</b>	<i>CS, ind, CA, MU-3</i>		
<b>Office</b>		1/333sf office	1/333sf office
<b>Showroom / warehouse</b>		1/1000sf first 20,000sf floor area, then 1/4000sf in excess of 20,000sf	1/1,000sf
<b>Outside storage</b>	<i>SUP: CA RAR: CS, ind</i>	<i>1/5,000sf (site area) (max. 5 paces, min. 1 space)</i>	
<b>Petroleum product storage and wholesale</b>	<i>RAR: IM SUP: CA</i>	1/2,000sf (site area) (min. 4 spaces)	1/2,000sf (site area) (min. 4 spaces)
<b>Recycling buy-back center</b>	<i>RAR: ind, CA, MU-2 -3, MC-2 -3 -4 SUP: CR, RR, CS, MU-1, MC-1 household materials: SUP: CR, RR, CS, ind, CA, MU, MC industrial metals: SUP: ind</i>	1/500sf	
<b>Recycling collection center</b>	<i>RAR: ind, CA, MU-2 -3, MC-2 -3 -4 SUP: CR, RR, CS, MU-1, MC-1 household materials: SUP: CR, RR, CS, ind, CA, MU, MC industrial metals: SUP: ind</i>	1 space min. (1 additional space req. if operated by an attendant)	
<b>Recycling drop-off container</b>	<i>in all except P</i>	none	
<b>Recycling drop-off for special occasion collection</b>		none	
<b>Sand, gravel, or earth sales and storage</b>	<i>RAR: IM SUP: A, CS</i>	1/2,000sf (site area) (min. 4 spaces)	
<b>Trade center</b>	<i>CS, ind, CA, MU-3, MC-4</i>	1/700sf see Chapter 51 for add regulations	1/700sf + distance req
<b>Vehicle storage lot</b>	<i>IM SUP: CS</i>	none	
<b>Warehouse</b>	<i>CS, ind, CA RAR: CS, ind</i>	1/1,000sf (up to 20,000sf); 1/4,000sf (over 20,000)	1/1,000sf (up to 20,000sf); 1/4,000sf (over 20,000)
<b>4.214 ACCESSORY USES</b>			
<b>Accessory community center (private)</b>	<i>SUP: R, D, TH, CH, UC</i>	1/100sf none if it is accessory to MF and for residents	1/100sf
<b>Accessory electric vehicle charging station</b>		none	



<b>Accessory game court (private)</b>	<i>all but P</i>	3/each game court	
<b>Accessory helistop</b>		none	
<b>Accessory medical/infectious waste incinerator</b>		none	
<b>Accessory outside display of merchandise</b>		none	
<b>Accessory outside sales</b>		none (first 1,000sf of sales area) 1/500sf (additional sales area)	
<b>Accessory outside storage</b>		none	
<b>Book Exchange Structure</b>		none	
<b>Accessory pathological waste incinerator</b>		none	
<b>Amateur communication tower</b>		none	
<b>Day home</b>		none	
<b>General waste incinerator</b>		<i>none</i>	
<b>Home occupation</b>		none	
<b>Live Unit</b>		1/excess of req main use	
<b>Occasional sales (garage sales)</b>		none	
<b>Private stable</b>		none	
<b>Swimming pool (private)</b>		none	
<b>Pedestrian skybridges</b>		none	