

DALLAS DEVELOPMENT CODE AMENDMENT**FILE NO. DCA 190-002**

Parking: Testing the general framework options**Planners: Andreea Udrea, PhD, AICP
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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
- Parking Ratios Table and Regulations Options – part 2_ provided at the February 25, 2021 ZOAC re-scheduled meeting
- Options for Parking Management Tools _ provided at the March 11, 2021 ZOAC meeting
- **Testing the general framework options_ provided at the April 1, 2021 ZOAC meeting**

PROJECT WEBPAGE:<http://bit.ly/CityOfDallasParking>

RESEARCH AND STAFF ANALYSIS

Scope and methodology

At the December 3, 2020 meeting, ZOAC gave direction to staff to begin to work on recommendations to eliminate parking minimums with exceptions as to where it would not be appropriate to eliminate minimums, as well as implementing other tools as suggested by experts, in particular parking management and design standards, to support no parking minimums on a site.

Following this direction and based on research adjusted to city of Dallas particularities, staff is proposing the following options for a general framework for parking regulations.

General framework:

- Maintain quantitative parking requirements for all uses in single family residential districts and within non-residential districts in buffer areas immediately adjacent to single family residential districts.
- Eliminate quantitative parking requirements for areas outside single family residential district adjacency.
- Include exemptions from quantitative parking requirements for certain situations regardless of use and location.
- Encourage and incentivize special parking and proximity to transit.
- Simplify the quantitative parking requirements regardless of use and location.
- Introduce qualitative requirements for parking whenever parking is provided, regardless of use and location.
- Introduce new mechanisms to support the proposed framework.

Simply put:

- *A schematic framework option would be:*
 - *Quantitative requirements (parking ratios) for uses located within an R, D, TH district and within a distance around a R, D, TH district*
 - *Exceptions from any requirements for certain situations*
- *Qualitative requirements for all sites if parking is provided regardless of use or location.*
- *Management tools*

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 specified parking ratios + Exemptions**
2. **Parking ratios table + Regulations**
3. **Parking management tools**
4. **Proximity to transit**
5. **Parking design standards**

PARKING REGULATIONS

Purpose statement to be considered for the parking section

The standards are designed to encourage and accommodate a multi modal transportation system. The intent is 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.

Parking requirements

1. Minimum parking requirements for uses located in or within a 330-foot distance from an R, D, and potentially TH zoning districts must be provided according to the parking requirements table.
2. No specified minimum number of parking spaces are required if not within criteria 1.

Measurement of the 330-foot distance

- From the R, D, and TH zoning district property line to the nearest point of the building, measured along the closest public sidewalk or pedestrian path.
- Distance stops at highways and public right-of-way minimum 60 feet.
- Does not apply to properties that are used as utilities, waterways, railroad right-of-way, or other nonresidential public use.

Excepted from parking ratio requirements:

- Regardless of use and location, in any zoning district, properties designated as a City of Dallas Historic Overlay Districts by the Dallas City Council, or designated as a Recorded Texas Historic Landmark (RTHL), a State Antiquities Landmark (SAL), a National Historic Landmark (NHL), or listed on the National Register of Historic Places are not subject to the required off-street parking requirements set forth in this section.
- Regardless of use and location, in any zoning district, buildings built prior to June 26, 1967 are not subject to the required off-street parking requirements set forth in this section.
- Regardless of location, in any zoning district, no specified minimum number of parking spaces for the first 5,000 square feet of each business establishment.

Quantitative requirements where applicable

If a use is allowed by Specific Use Permit (SUP) or is subject to a Development Impact review (DIR), site accessibility will be regulated case by case based on specified criteria in the code and parking determined through the review process.

If parking is provided at a percentage to be determined, above the required ratio, additional standards may apply (Parking Design Standards).

Parking Table

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

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

Parking ratios are per square feet of floor area

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

(See appendix table with comparison between proposed and current quantitative parking requirements per use)

Uses	Proposed ratio
1. Agricultural Uses	None.
Urban gardens	None. If sales area is provided: ratio per retail uses for the sales portion (1/300sf)
Uses	Proposed ratio
2. Commercial and Business Service Uses	None
3. Industrial Uses	None
4. Institutional and Community Service Uses	None
5. Lodging Uses	None For hotel, motel, extended stay hotel or motel - for restaurant, meeting or event space provided above 50sf/room:1/300sf
6. Miscellaneous Uses	None
7. Office Uses	None If office, other than a surgical center, in a *shopping center: 1/300sf
8. Recreation Uses	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
9. Residential Uses	1/DU <i>5 scenarios are under consideration</i>
Residential Hotel Retirement Housing	None
10. Retail and Personal Service Uses	
Microbrewery, micro-distillery, or winery Business school Bar, lounge, or tavern and private club-bar Commercial amusement (inside) Amusement center Bingo Parlor Bowling alley Children's amusement center Dance hall Motor track Skating rink Other (commercial amusement inside) uses Commercial amusement (outside) Dry cleaning or laundry store General merchandise or food store < 3,500sf General merchandise or food store >3,500sf	1/300sf

General merchandise or food store > 100,000sf Household equipment and appliance repair Liquor store Paraphernalia Shop Pawn shop Personal service use Restaurant without drive-in or drive-through service Swap or buy shop	
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 If in a *shopping center: 1/300sf
Nursery, garden shop, or plant sales Furniture store	1/1,000sf If in a *shopping center: 1/300sf
11. Transportation Uses	None
12. Utility and Public Service Uses	None
13. Wholesale, Distribution and Storage Uses	None
14. Accessory Uses	None

Appendix No. 1 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), and where it requires additional review process by Development Impact Review (DIR) or Residential Adjacency Review (RAR), the required parking ratio per Chapter 51A and Chapter 51, and the proposed ratios per the above table, for comparison purposes.

Test**RESEARCH AND STAFF ANALYSIS****Scope and methodology:**

Staff selected several locations to assess the options for the proposal and test how the regulations would apply. A comparison between current requirements and options that are under consideration is included. Staff selected built locations in older parts of the city, in proximity to single-family residential districts, and with existing buildings that are either redeveloping, or changing the use combination more frequently, due to the nature of the land use.

For the selected areas, information regarding widths of thoroughfares right-of-way widths, transit availability, number of properties, number of buildings, number of existing parking spaces, an estimate of existing parking ratio supply (building square feet by number of existing parking spaces), and an estimate of the required parking for the existing building square footage if the options would apply. All the data and information included for each location is an estimate obtained by aerial views and general measurements, and does not reflect existing combination of uses, area of units or partitions inside buildings, nor certificates of occupancy or exact inventory of building permits. The purpose of the exercise is to assess existing parking supply ratio to building and test how the option for proposal would generally be applicable.

For the analysis staff used filed documentation for each location and information gathered from the following sites and online databases:

<https://gis.dallascityhall.com/>

<https://gis.dallascityhall.com/ZoningWeb/>

<https://gis.dallascityhall.com/thoroughfare/>

<https://gis.dallascityhall.com/rowms/>

<https://www.dfwmaps.com/>

<https://maps.dcad.org/prd/dpm/>

<https://edms.dallascityhall.com/HylandGISService/map.aspx>

https://web.tplgis.org/smartgrowthdallas_gallery/

<https://dallascityhall.com/departments/transportation/Pages/Complete-Streets.aspx>

<https://www.dart.org/maps/pdfmaps/DARTSystemMap19oct20.pdf>

<https://www.dart.org/maps/printrailmap.asp>

<https://www.dart.org/riding/dallasstreetcar.asp>

Summary:

The selected locations are:

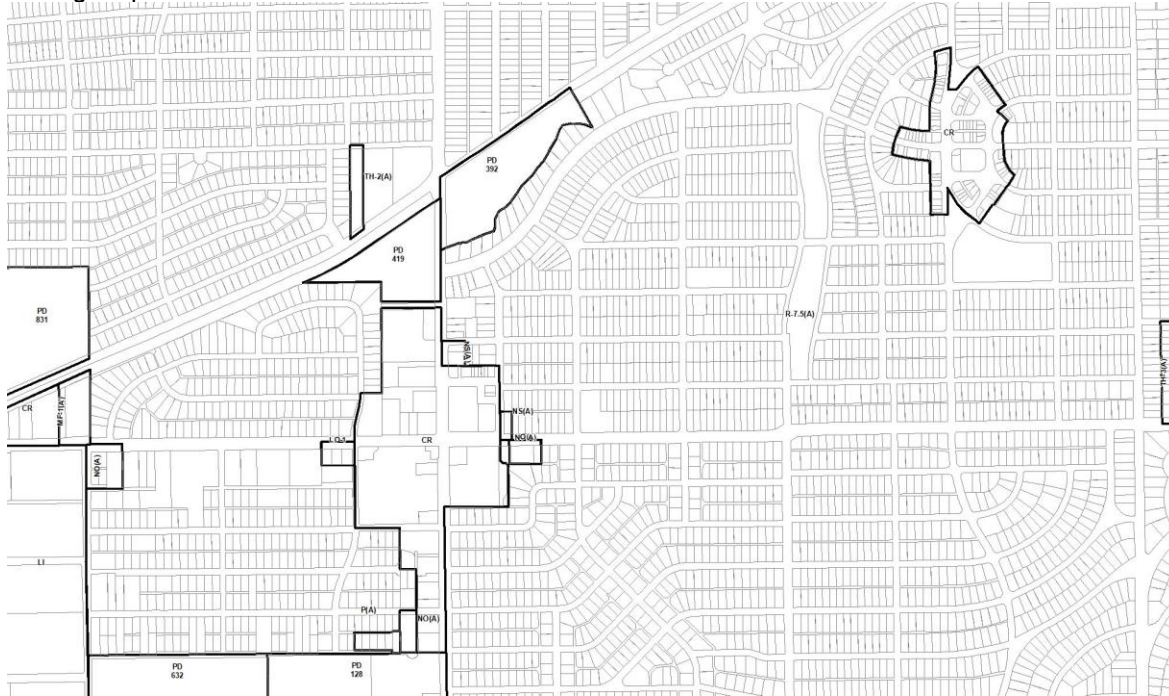
1. **Hampton Road and Illinois Avenue commercial corridor**
2. **Lovers Lane commercial corridor**
3. **Mockingbird Road and Abrams Road commercial corridor**
4. **Buckner Boulevard and Lake June Road**

HAMPTON ROAD and ILLINOIS AVENUE CORRIDOR

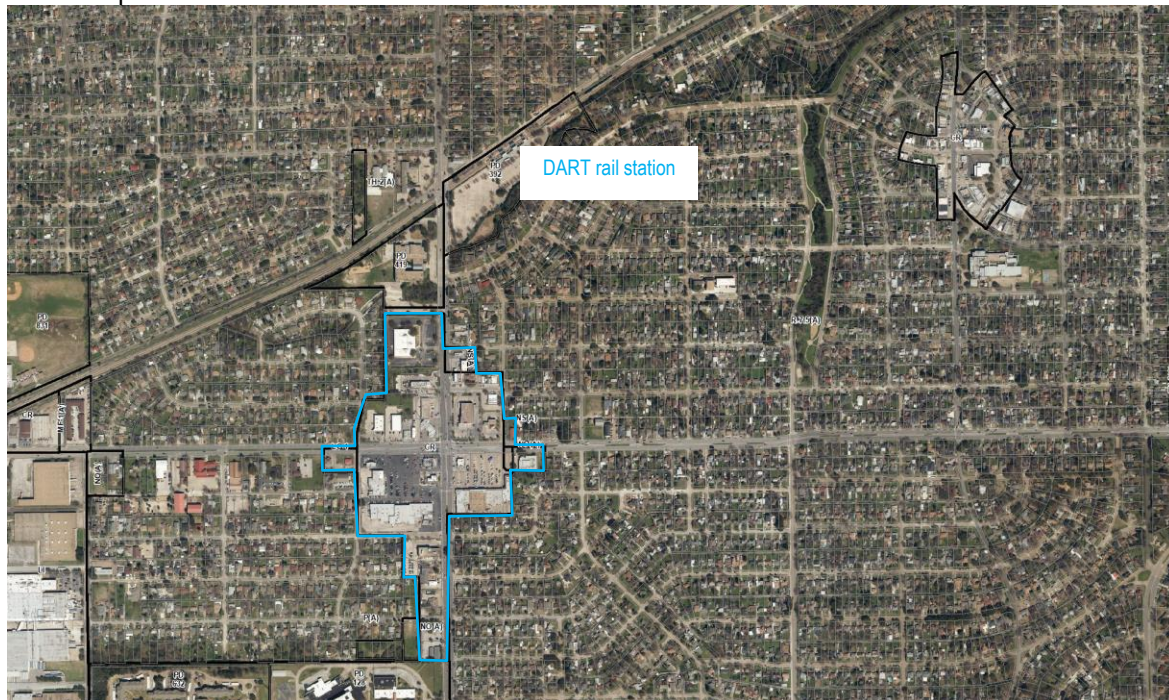
CR, NO(A), NS(A), LO-1, P(A)

R-7.5(A)

Zoning map



Aerial map



Area 1

Summary:

Hampton Road ROW: 90 feet

Illinois Avenue ROW: 80 to 85 feet

DART rail station within 2,300 feet (*platform to mid-intersection, along most direct sidewalk*)

DART bus lines: 2 lines

Approximate area of selected commercial corridor: 1,900,000 square feet / 44 acres

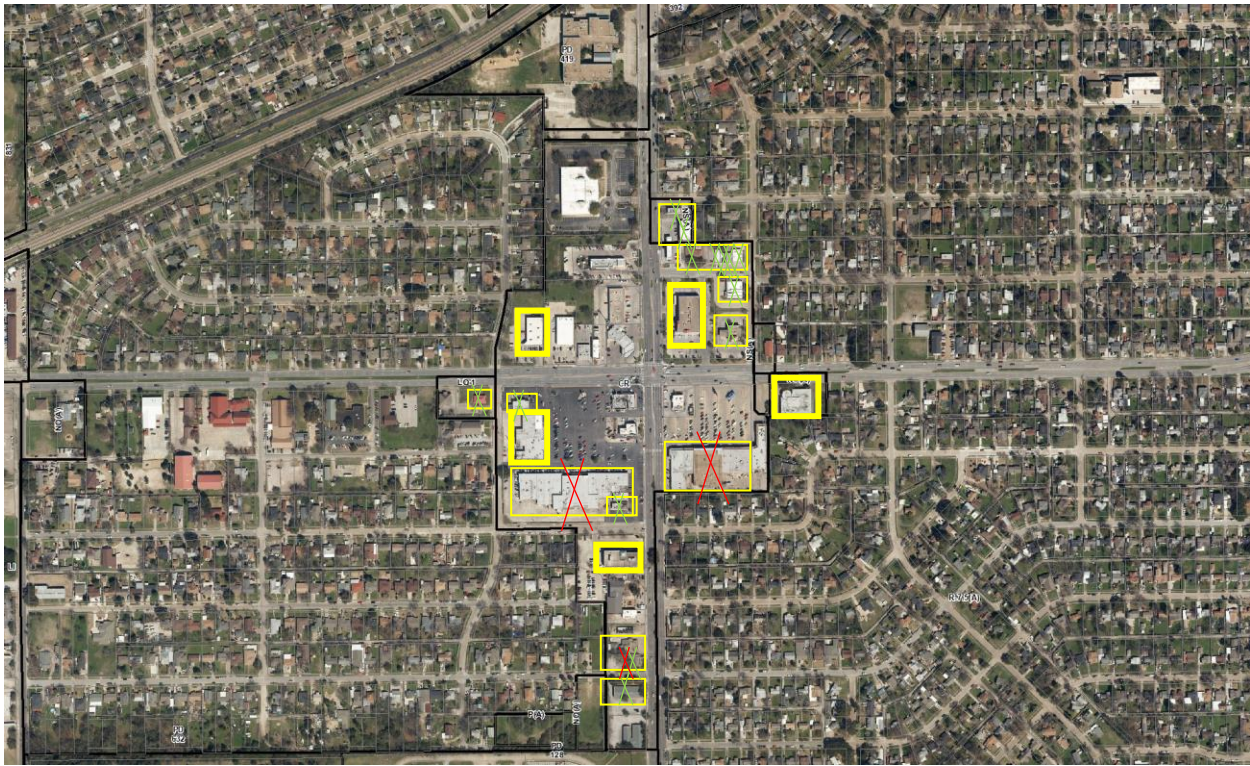
Number of properties within selected area: 55

Number of buildings within selected area: 38 (variable); approximately 315,000 square feet

Approximate number of existing parking spaces (*in surface parking lots*) within selected area: **1,500 spaces**

Existing ratio of supply within selected area: 1/210 square feet

Test:



Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (23 buildings)

Exemptions:

✗ building built prior to June 26, 1967

✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions): 5 – approximate 77,000 square feet

Potential required parking spaces: 1 space/300 square feet → **257 spaces**

Sample of measurement



Sample of measurement



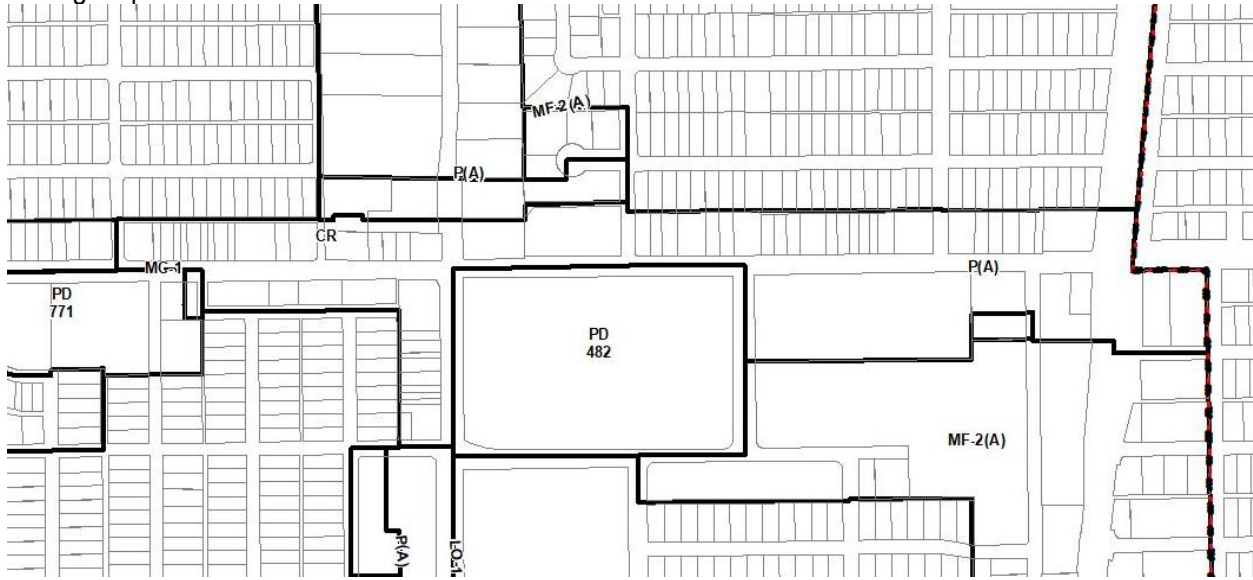
LOVERS LANE CORRIDOR

CR, LO-1, P(A), MF-2(A)

R-7.5(A), D(A)

Overall Area

Zoning map



Aerial map



Area 1 (selected block, commercial uses; selected in blue)

Summary:

Lovers Lane ROW: 80 feet

Approximate area of selected commercial corridor: 375,000 square feet

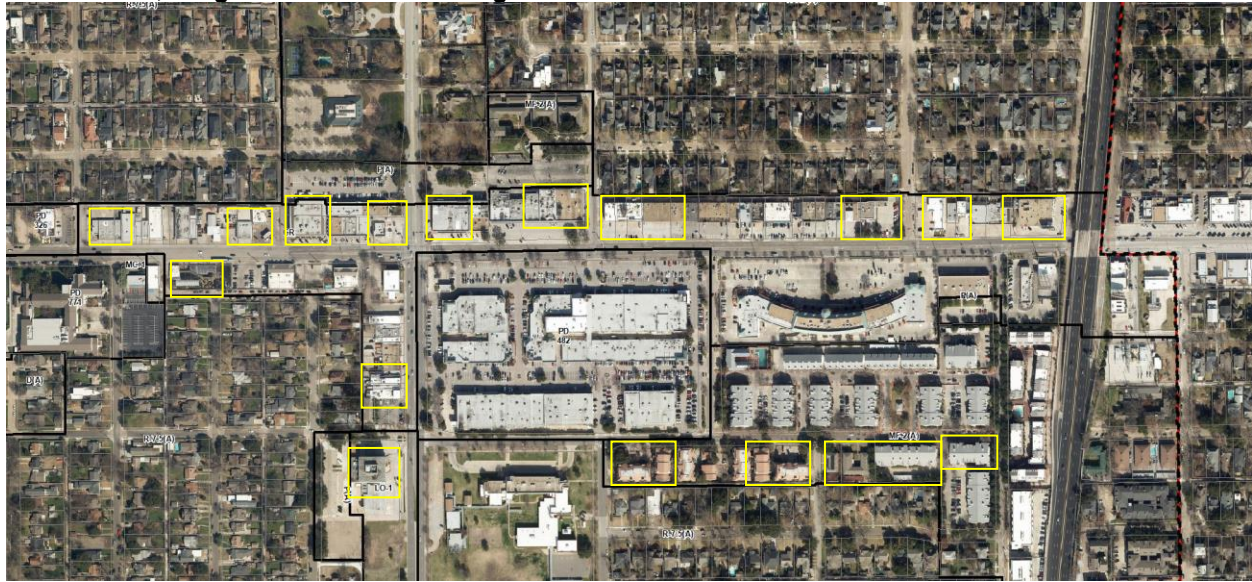
Number of properties within selected area: 22

Number of buildings within selected area: 20 / approximately 127,000 square feet

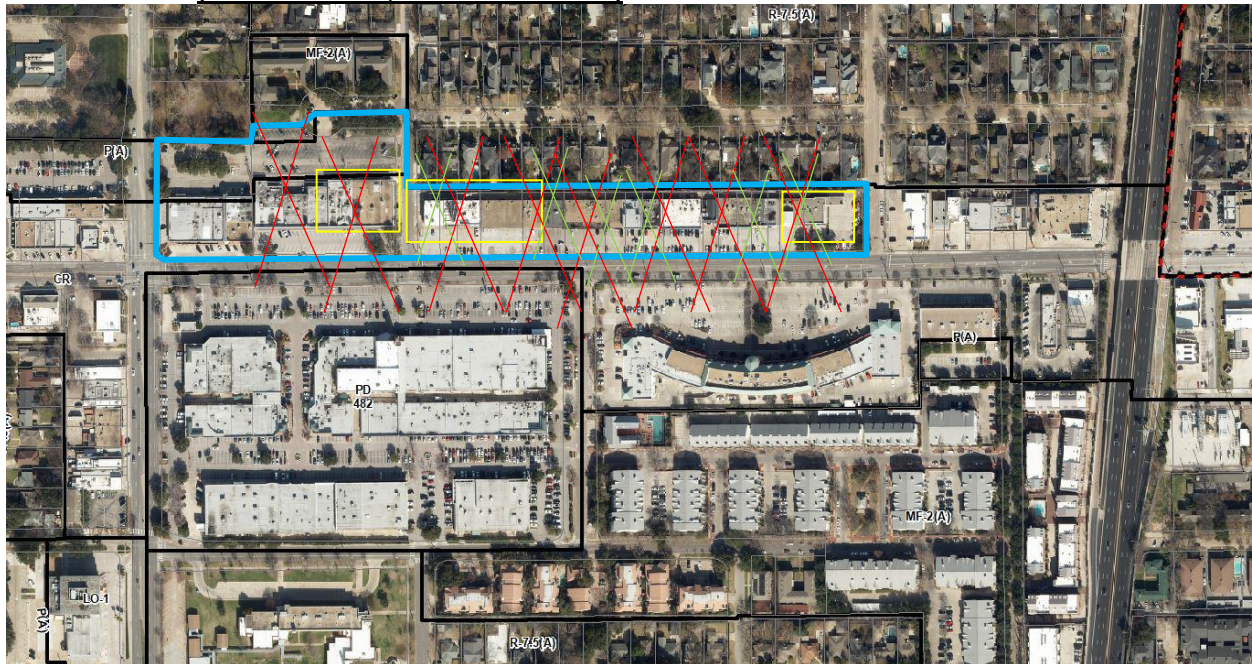
Approximate number of existing parking spaces (in surface parking lots in the non-residential areas) within selected area: **403 spaces**

Existing ratio of supply: **1 space/315 square feet**

Test Overall, rough estimate on buildings within 330-foot distance



Test for Area 1 (selected block, commercial uses)



Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (6 buildings)

Exemptions:

✗ building built prior to June 26, 1967 – all buildings

✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions): **none**

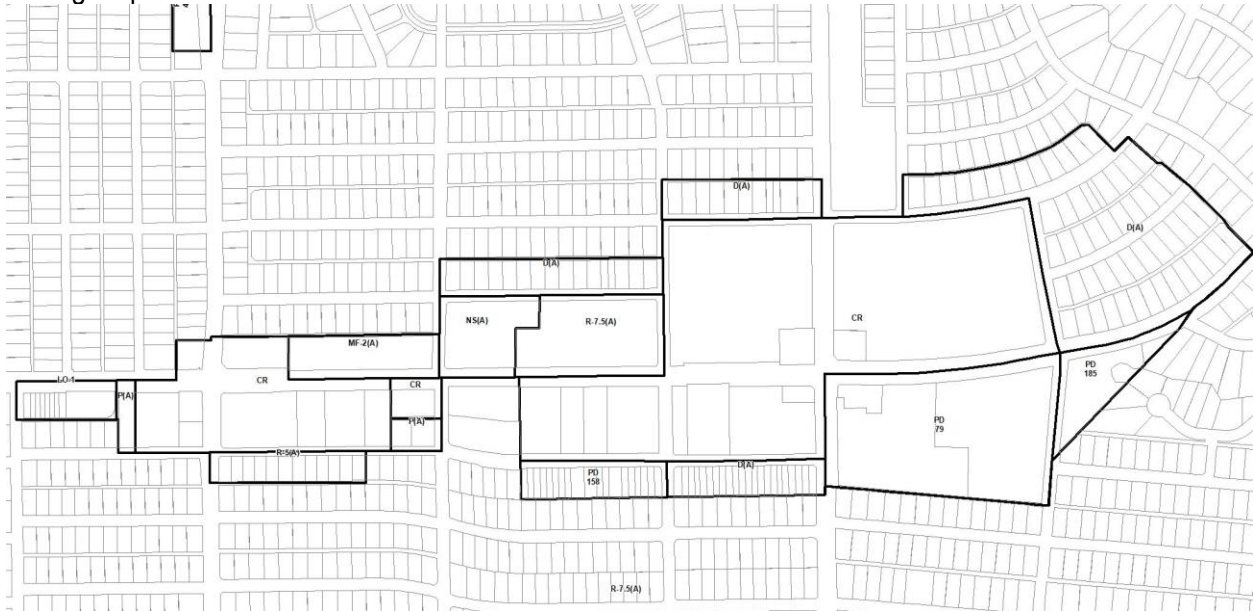
MOCKINGBIRD LANE and ABRAMS ROAD CORRIDOR

CR, PD, NS(A), LO-1, P(A), MF-2(A)

R-7.5(A), R-5(A), D(A)

Overall Area

Zoning map



Aerial map



Area 1 (selected block, commercial uses; selected in blue)

Mockingbird Lane and Abrams Road ROW: 100 feet

DART bus lines: 1 line (end of line) (SW portion)

Approximate area of selected commercial corridor: 1,900,000 square feet / 44 acres

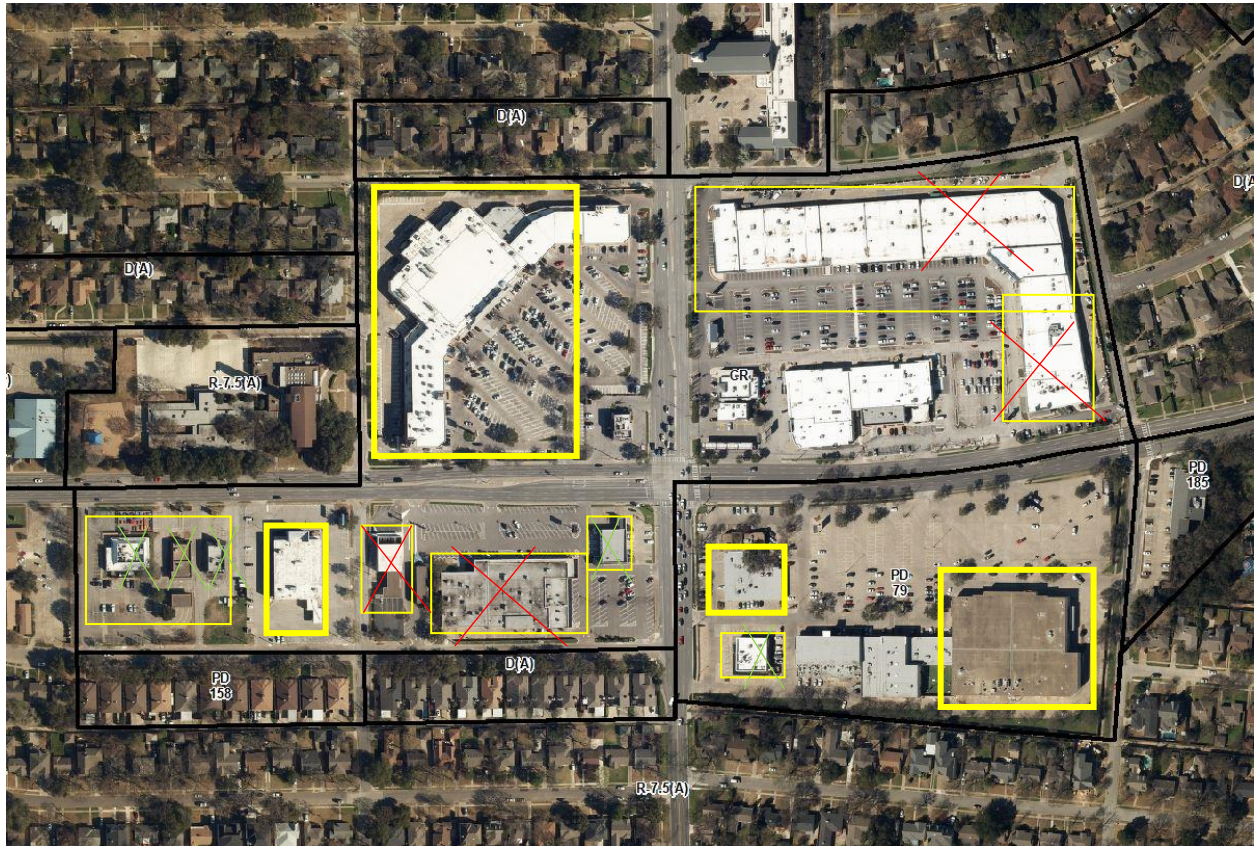
Number of properties within selected area: 15

Number of buildings within selected area: 21 / 470,000 square feet

Approximate number of existing parking spaces (in surface parking lots) within selected area: 2,810 spaces

Existing ratio of supply within selected area: 1 space / 170 square feet

Test:



Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (23 buildings)

Exemptions:

✗ building built prior to June 26, 1967

✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions): 4 buildings / 248,000 square feet

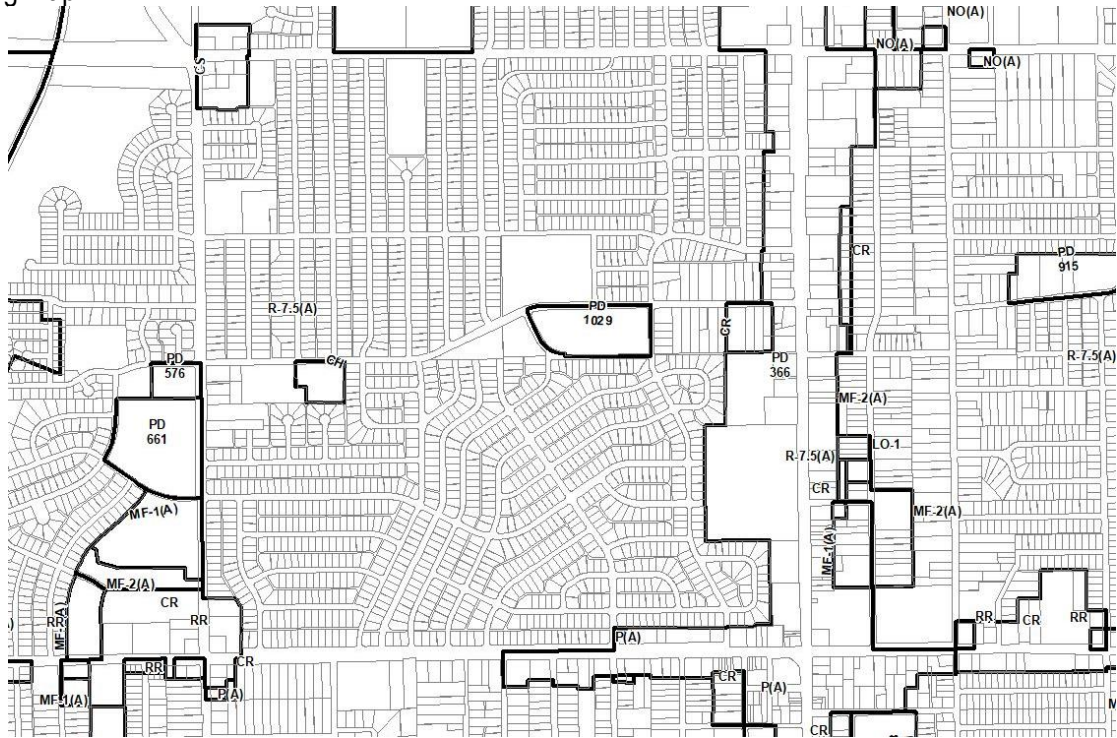
Potential required parking spaces: 1 space/300 square feet → 827 spaces

BUCKNER BOULEVARD and LAKE JUNE ROAD

CR, PD, P(A), LO-1, MF-1(A), MF-2(A)
R-7.5(A)

Overall Area (aerial map)

Zoning map



Aerial map



Area 1 (selected block, commercial uses; selected in blue)

Summary:

Buckner Boulevard ROW: 80 feet

Approximate area of selected commercial corridor: 1,230,000 square feet / 29 acres

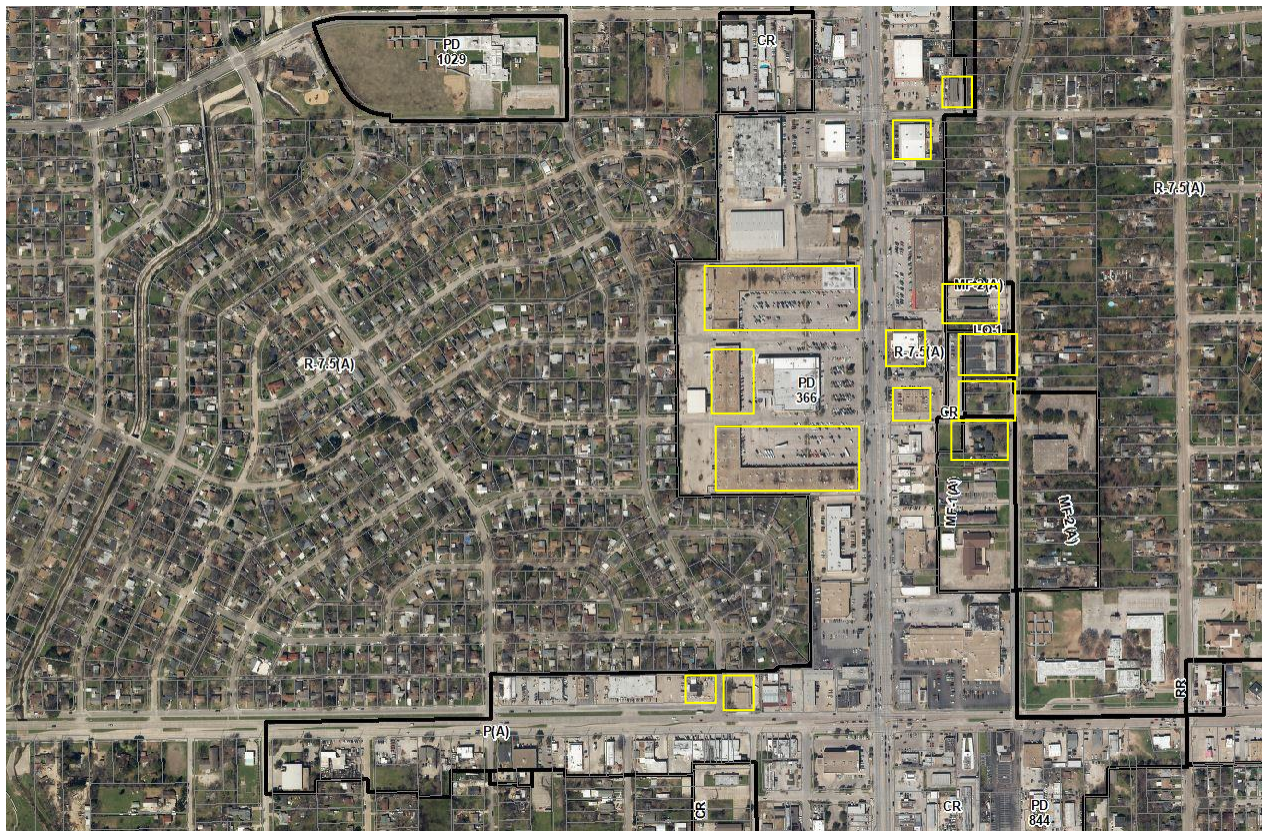
Number of properties within selected area: 13

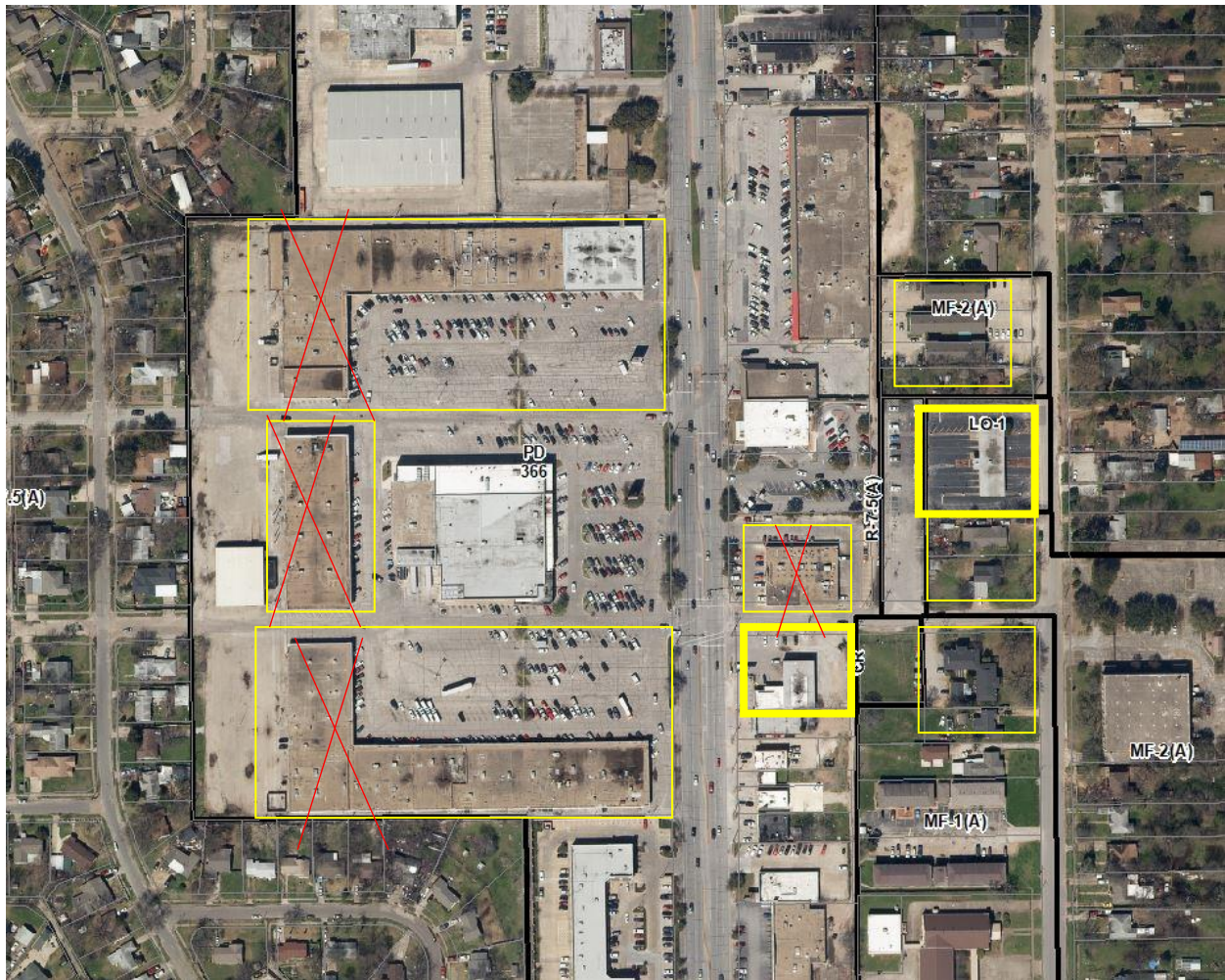
Number of buildings within selected area: 13 / approximately 350,000 square feet

Approximate number of existing parking spaces (in surface parking lots in the non-residential areas) within selected area: **1,150 spaces**

Existing ratio of supply: **1 space/304 square feet**

Test





Aerial map with buildings with potential parking requirements

- All buildings within the 330-foot distance (23 buildings)
- Exemptions:
 - ✗ building built prior to June 26, 1967
 - ✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions), for non-residential uses only: 1 space/300 square feet → approximately 25 spaces

APPENDIX 1 COMPARISON TABLE PROPOSED VS CURRENT PARKING RATIOS PER CODES

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
4.201 AGRICULTURAL USES				
Animal Production	<i>in A(A) SUP: in non-r (text)</i>	None	2 spaces	Farm or ranch: min 2ps Animal pound: 1/500sf Zoo: 1/600sf Hatchery and breeding operations: 1/600sf Slaughterhouse: 1/1,000sf outdoors; 1/500sf or min 5 indoors
Commercial Stable	A(A)	None	1 per 2 stalls	1 per 2 stalls
Crop production	<i>In all districts</i>	None Urban garden if within R, D, TH, or within 330-feet from R, D, TH: 1/300sf of sales	none urban garden: 1/200sf of sales	
Private stable	<i>in all res when located on a min 1-acre lot; otherwise by SUP in all res</i>	None	none	
4.202 COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop	<i>RAR: CR, RR, CS, ind, CA</i>	None	1/300sf	
Bus or rail transit vehicle maintenance or storage facility	<i>RAR ind; CA SUP and RAR: CS</i>	None	1/500sf	
Catering service	<i>CR, RR, CS, ind, CA, MU, MC, U Lmtd: LO, MO, GO</i>	None	1/200sf	1/200sf
Commercial cleaning or laundry plant	<i>RAR: CS and ind; CA</i>	None	1/300sf	Custom: 1/200sf Commercial: 1/300sf
Custom business services	<i>CR, RR, CS, ind, CA, MU, MC, U</i>	None	1/300sf; min 5ps	
Custom woodworking, furniture construction or repair	<i>CS, ind, CA</i>	None	1/500sf; min 2ps	
Electronics service center	<i>CR, RR, CS, ind, CA, MU, MC, U Lmtd: MO, GO</i>	None	1/300sf	
Job or lithographic printing	<i>RAR: CS, ind; and CA, U</i>	None	1/600sf	

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

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Gas pipeline compressor station	SUP: IM	None	5 spaces	
Municipal waste incinerator	SUP: IM, IR	None	1/1,000sf	
Organic compost Recycling facility	RAR: IM SUP: A, IR	None	1/500sf	
Outside salvage or reclamation	SUP: IM	None	min. 5 spaces or by SUP	1/500sf; min 5ps
Pathological waste incinerator	SUP: IR, IM	None	1/1,000sf	
Temporary concrete or asphalt batching plant	by BO	None	min. 2 spaces-See Ch.51A	
4.204 INSTITUTIONAL & COMMUNITY SERVICES USES				
Adult day care facility	RR, CR, CS, CA, MU, MC, U Lmtd: MF-3, MF-4, O SUP: res distr	None	1/500sf	1/500sf
Cemetery or mausoleum	SUP: in all res and non-r; except P and U	None	2 spaces	2 spaces
Childcare facility	CR, RR, CS, ind, CA, MU, MC, U Lmtd: MF-3, MF-4, O SUP: res	None	1/500sf or by SUP	1/500sf
Church	SUP: in all res and non-r; except P	None	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
College, university or seminary	A, LO, MO, GO, CR, RR, CS, ind, CA, MU, MC, U SUP: R, D, TH, Ch, MF, NO, NS	None	1/25sf (classroom)	0.4/ fixed seat; 0.4/7sf of seating area
Community service center	RR, IR, CA-2, SUP: res, O, NS, CR, CS, LI, CA-1, MU, MC, U	None	1/200sf	1/200sf
Convalescent and nursing homes, hospice care, and related institutions	MF, CA, MU, U SUP: A, TH, CH, RAR: MF, MU	None	0.3 per each bed	0.3 per each bed
Convent or monastery	A, MF, O, retail, CS, CA, MU, MC, U SUP: R, D, TH, CH	None	1 per each 3 residents; a min of 2 spaces req.	1 per each 3 residents; a min of 2 spaces req. Rectory: same as per DU in the zoning district

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Foster Home	CH, MF, CA-2, MU, SUP: A, R, D, TH, MH, CA-1	None	2 spaces	2 spaces
Halfway house	SUP: LI, RR, CS, MU-2, MU-3, CA	None	determined by the SUP- see Chapter 51	by SUP
Hospital	GO, RR, CS, LI, IR, CA, MU-3, SUP: A, MO, CR, IM, MU-1, MU-2, MC, U RAR: GO, RR, CS, LI, IR, MU-3	None	1 per each patient bed	1 per each patient bed
Library, art gallery or museum	O, retail, CA, MU, MC, U SUP: res	None	Library 1/500sf; Art gallery or museum 1/600 sf	1/500sf Wax museum: 1/100sf
Public or private school	A, O, retail, CS, CA, MU, MC, U SUP: R, D, TH, CH, MF, MH, ind RAR: A, O, retail, CS, MU, MC, U open enrollment charter: SUP: res, O, retails, CS, ind, CA, MU, MC, U	None	1.5/kinder/elem. classroom; 3.5/junior high/middle classroom; 9.5/senior high classroom or by SUP	
4.205 LODGING USES				
Hotel or motel	RAR: MO, GO, RR, CS, LI, IR, IM, CA, MU-1 -2 -3, MC SUP: CR SUP: if less 60 rooms	When within 330-feet from R, D, TH: If restaurant, meeting, or event space provided above 50sf/room: the ratio for restaurant, meeting, or event space :1/300sf	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	SUP: MO, GO, RR, CS, ind, CA, MU, MC	When within 330-feet from R, D, TH: If restaurant, meeting, or event space provided above 50sf/room: the ratio for restaurant, meeting, or event space :1/300sf	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	MF-2 -3 -4, RR, CS, LI, IR, CA, SUP: CR, IM	None	1/each guest room	1/each guest room

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Overnight general-purpose shelter	<i>under 20 guests:</i> SUP: LO, MO, GO, CR, RR< CS, LI, IR, CA, MU-2 -3, MC <i>over 20 guests:</i> SUP: GO, CS, LI, IR	None	0.0025/bed + 1/200sf of office or program service area	0.0025/bed + 1/200sf of office or program service area; min 4
4.206 MISCELLANEOUS USES				
Attached non-premise sign	<i>express authorization</i> SUP: O, retail, CS, ind, CA, MU, MC	None	none	
Carnival or circus (temporary)	<i>by BO</i>	None	25 spaces per acre	none Rodeo: 1/3seats Fairgrounds: 25/acre
Detached non-premise sign		None	none	
Hazardous waste management facility	IR, IM	None	1/1,000sf	
Placement of fill material	SUP in all distr	None	none	
Temporary construction/sales office	<i>in all, except P</i>	None	none	none
4.207 OFFICE USE				
Alternative financial establishment	SUP: non res except NO, NS, MU-1, UC-1, P	None When within 330-feet from R, D, TH: If in a *shopping center: 1/300sf	1/333sf	
Financial institution without drive-in window	<i>in all non-r, except P</i>	None When within 330-feet from R, D, TH: If in a *shopping center: 1/300sf	1/333sf	1/333sf
Financial institution with drive-in window	SUP: LO DIR: MO, GO, CR, RR, MU, CA, MC RAR: CS, ind	None	1/333sf	
Medical clinic or ambulatory surgical center	<i>in all non-r, except P</i>	None	1/200sf	1/200sf same for optical shop, medical appliance fitting sales
Office	<i>in all non-r, except P</i>	None When within 330-feet from R, D, TH: If in a *shopping center: 1/300sf	1/333sf	1/333sf

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
4.208 RECREATION USES				
Country club with private membership	<i>In all non-r except P, U SUP: A, R, D, TH RAR: CH, MF, MH</i>	None When within 330-feet from R, D, TH: If in a *shopping center: 1/300sf	By SUP (or) 3/each game court; 1/additional 150sf & 5/golf court green	1/150sf +5/golf course green
Private recreation center, club, or area	<i>GO, CR, RR, CS, ind, CA, MU, MC, U-2 -3 SUP: res except MH; NO, LO, MO, NS</i>	None When within 330-feet from R, D, TH: If in a *shopping center: 1/300sf	By SUP (or) 3/each game court & 1/additional 150sf	1/100sf
Public park, playground, or golf course	<i>in all, except P DIR: U</i>	None	none	none golf course: 5/each green
4.209 RESIDENTIAL USES				
College dormitory, fraternity, or sorority house	<i>A, MH, LO, MO, GO, CR, RR, CS, CA, MU, MC SUP: NO, NS, U</i>	When within R, D, TH, or within 330-feet from R, D, TH: 1/DU	1/each sleeping room	1/2beds + 1/100sf exclusive of sleeping area college dormitory: 1/2 beds
Duplex	<i>D, TH, CH, MF-1 -2, CA, MU Lmtd: GO</i>	1/DU	2/dwelling unit	
Group residential facility	<i>min 1,000ft from another: CH, MF, CA, MU otherwise SUP in those distr</i>	When within R, D, TH, or within 330-feet from R, D, TH: 1/DU	0.25/bed + 1/200sf (office area); min 4 spaces or by SUP	
Handicapped group dwelling unit	<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>	When within R, D, TH, or within 330-feet from R, D, TH: 1/DU	1/DU in R-7.5, R-5, TH 2/DU by SUP	
Manufactured home park, manufactured home subdivision, or campground	<i>MH</i>	None When within 330-feet from R, D, TH: 1/DU	1.5/each transient stand (mh park or campground); 1.5/lot mh subdivision)	
Multifamily	<i>CH, MF, CA, MU, U Lmtd: GO</i>	When within 330-feet from R, D, TH: 1/DU	1/bedroom min 1space per du	
Residential Hotel	<i>1-mile distance from another: MF-2 -3 -4, CA, MU</i>	none	0.5/guest room	
Retirement housing	<i>CH, MF, CA, MU SUP: TH, U</i>	none	1/dwelling unit or suite	
Single Family	<i>A, R, D, TH, CH, MF-1 -2, MU-1 Lmtd: GO</i>	When within R, D, TH, or within 330-feet from R, D, TH: 1/DU	1 space (R-7.5A; R-5A & TH); 2 spaces (all other districts)	

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
4.210 RETAIL & PERSONAL SERVICE USES				
Ambulance service	RAR: CR, RR, CS, MC-3 -4 CA	None	1/300sf + 1/500sf (site area)	1/300sf + 1/500sf (site area)
Animal Shelter or Clinic	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	None When within 330- feet from R, D, TH: If in a *shopping center: 1/300sf	1/300 sf	1/300 sf (and veterinarian office, w/ and w/out outside runs, kennel)
Auto Service Center	RAR: CR, RR, CS, ind, MU, MC CA	None	1/500sf (min of 4)	inside: 1/200sf; min 4 outside: 1/500sf
Alcoholic Beverage Establishment				
Bar, lounge, or tavern and private club-bar	SUP: GO, CR, RR, CS, ind, CA, MU, MC, MF-4, LO, MO, UC-2 -3	When within 330- feet from R, D, TH: 1/300sf None	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. Private club: 1/guest room + 1/100sf; min 10 spaces
Microbrewery, micro-distillery, or winery	RAR: ind SUP: CR, RR, CS, CA, MU, U, WMU	When within 330- feet from R, D, TH: 1/300sf	except otherwise provided, 1/600sf; 1/1000 sf for storage; 1/100 sf for retail sale and seating	
Business school	LO, MO, GO, CR, RR, CS, ind, CA, MU, MC, UC-2 -3 SUP: NO	None When within 330- feet from R, D, TH: If within a shopping center: 1/300sf	1/25sf (classroom)	0.3/fixed seat; 0.3/7sf classroom
Car wash	DIR: CR RAR: RR, CS, ind, MU, MC-2 -3-4	None	for single unit -none; tunnel-type -3 spaces; add Chapter 51	none; stacking req
Commercial amusement (inside)	CR, RR, CS, ind, CA, MU, MC, UC-2 -3	None When within 330- feet from R, D, TH: 1/300sf		1/100sf

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Amusement center	SUP if min 2,500sf and within 300feet from residential district: CR, RR, CS, ind., CA, MU, MC, UC-1 -2	When within 330-feet from R, D, TH: 1/300sf		
Bingo Parlor	SUP: CR, UC-2 -3	When within 330-feet from R, D, TH: 1/300sf	1/50sf	
Bowling alley	SUP: CR, CS, UC-2 -3; if Class E: RR, ind, CA, MU, MC if within 300' res RAR: for within 300; res	When within 330-feet from R, D, TH: 1/300sf	6 spaces per lane	
Children's amusement center		When within 330-feet from R, D, TH: 1/300sf	1/200sf	
Dance hall	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	When within 330-feet from R, D, TH: 1/300sf	1/25sf and	
Motor track		When within 330-feet from R, D, TH: 1/300sf	1/1000sf restricted track & 1/200sf floor area	
Skating rink		When within 330-feet from R, D, TH: 1/300sf	1/200sf	
Other uses		When within 330-feet from R, D, TH: 1/300sf	by SUP (or) 1/100 sf	game court: 4/game court + 1/200sf of floor area not including 400sf used for exercise or observation room and not including showers, steam, sauna, laundry,
Commercial amusement (outside)	CS, CA SUP: A, CR, RR, MU, MC DIR: CS	When within 330-feet from R, D, TH: 1/300sf	By SUP (or) 1/200sf + 1/400sf (site area)	1/200sf + 1/400sf site area exclusive of parking
Commercial motor vehicle parking	CS, LI, IR, IM SUP if within 500' res. in the same districts	None	none	
Commercial parking lot or garage	RAR: CR, RR, CS, ind, MU, MC. CA, UC	None	none, if in CBD- see chapter 51A	none; if CBD special req
Convenience store with drive-through	SUP: CR, RR, CS, IR, IM, MU-2 -3, MC	None	1/200sf	

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Drive-in theater	SUP: A, CS, IM	None	6 spaces	
Dry cleaning or laundry store	GO, retail, CS, ind, CA, MU, MC UC no drive-through Lmtd: MF-3 -4, LO, MO	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf Commercial: 1/500sf
Furniture Store	CR, RR, CS, ind, CA, MU, MC, UC	When within 330-feet from R, D, TH: 1/1,000sf If in a shopping center: 1/300sf	1/500sf; 1/1000sf for storage/warehouse not for public	1/500sf
General merchandise or food store < 3,500sf	GO, retail, CS, ind, CA, MU, MC, UC Lmtd: MF-3 -4, LO, MO	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf
General merchandise or food store >3500sf	CR, RR, CS, CA, MU, MC, UC-2 -3	When within 330-feet from R, D, TH: 1/300sf	1/200sf	
General merchandise or food store > 100,000sf	RR, CA SUP: CR, CS, LI, MU, MC, UC	When within 330-feet from R, D, TH: 1/300sf	1/300sf	
Home improvement center, lumber, brick or building materials sales yard	RAR: RR, CS, ind DIR: CR	None	1/275sf (retail area) + 1/1,000sf (site area)	1/200sf Building repair and maintenance shop: 1/300sf
Household equipment and appliance repair	CR, RR, CS, ind, CA, MU-2 -3, MC-2 -3 -4, UC	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf
Liquefied natural gas fueling station	LI, IR, IM, SUP: for over 4 fuel pumps or within 1,000 ft from res distr or PD with res	None	None	
Liquor store	CR, RR, CS, CA, MU-2 -3, MC-2 -3 -4	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf
Mortuary, funeral home, or commercial wedding chapel	CR, RR, CS, CA, MU, MC	None	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)
Motor vehicle fueling station	CR, RR, CS, ind, CA, MU, MC Lmtd: MO, GO SUP: MF-3 -4, NS	None	2 spaces	
Nursery, garden shop, or plant sales	A, GO, CR, RR, CS, CA, MU, MC, UC	When within 330-feet from R, D, TH: 1/1,000sf If in a shopping center: 1/300sf	1/500sf + 1/2,000sf (outside sales & display area)	1/500sf + 1/2,000sf (outside sales & display area)
Outside sales	CA SUP: RR, CS	None	1/200sf (sales area)	1/200sf (sales area)

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Paraphernalia Shop	SUP: CR, RR, CS, ind, MU	When within 330-feet from R, D, TH: 1/300sf	1/200sf (sales area)	
Pawn shop	CR, RR, CS, IR, IM	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf
Personal service use	GO, retail, CS, ind, CA, MU, MC, UC Lmtd: MF-3 -4, NO, LO, MO	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf Health Studio: 1/150sf Broadcasting or recording: 1/300sf
Restaurant without drive-in or drive-through service	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	When within 330-feet from R, D, TH: 1/300sf	1/100sf (main use); 1/200 (limited or accessory use); 1/500sf (manufacture of alcoholic bev.)	1/100sf; 1/500sf area for alcohol manuf
Restaurant with drive-in or drive-through service	SUP: CA DIR: CR, RR, CS, ind, MU, MC	None	1/100sf (min 4 spaces); 1/500sf (manufacture of alcoholic bev.)	drive-in rest: 1/50sf; min 12ps +stacking
Surface parking	P	None	none	
Swap or buy shop	SUP: CR, RR, CS, CA, MU, MC	When within 330-feet from R, D, TH: 1/300sf	1/200sf	
Taxidermist	CS, ind, CA	None	1/600sf	1/300sf
Temporary retail use (Includes Christmas tree lots)	CR, RR, CS, ind, CA, MU, MC, UC	None	1/500sf (site plan)	
Theater	CR, RR, CS, ind, CA, MU DIR: UD and limited to 1,000seats SUP: MF-4, MO, GO	None	1 per 28sf of seating area	min 6; stacking=10% of stall capacity
Truck stop	SUP: CS, LI, IM, IR	None	2 spaces	
Vehicle display, sales, and services	RAR: RR, CS, ind SUP: CA	None	1/500sf (floor & site area)	inside: 1/200sf outside: 1/500sf
4.211 TRANSPORTATION USES				
Airport or landing field	SUP: IR, IM	None	1/200sf (terminal building)	1/200sf (terminal building)
Commercial bus station and terminal	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	None	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

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Heliport	SUP: RR, CS, LI, CA, MU-2 -3, MC-4 RAR: IR, IM	None	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
Helistop	SUP: A, MO, GO, RR, CS, LI, CA, MU-2 -3, MC-2 -3 -4 RAR: IR, IM	None	2 spaces	2 spaces
Private street or alley		None	none	
Railroad passenger station	CA SUP: GO, RR, CS, ind, MU-2 -3; MC-2 -3-4	None	1/200sf (terminal building)	1/4 seats in the lobby; 1/200sf excluding train unloading area; 1/100sf restaurant railroad team track: 2 spaces
Railroad yard, roundhouse, or shops	CA RAR: IM	None	1/500sf (roundhouse & shops)	1/500sf (roundhouse & shops) motor freight hauling and storage: 1/1,000sf
STOL (Short takeoff or landing) port	SUP: IM, IR, CA	None	1/200sf (terminal building) Min. 5 spaces	1/200sf (terminal building) Min. 5 spaces
Transit passenger shelter	<i>in all</i>	None	none	none
Transit passenger station or transfer center	CA SUP: res SUP or CC res: O, retail, CS, ind, MU, MC	None	none (In central area districts) other districts by SUP/CC resolution	
4.212 UTILITY AND PUBLIC SERVICE USES				
Commercial radio or tv transmitting station	GO, CR, RR, CS, ind, CA, MU, MC SUP: A, LO, MO	None	1/1,000sf	1/1,000sf
Electrical generating plant	SUP: IM	None	1/1,000sf	2 spaces
Electrical substation	LO, MO, GO, CR, RR, CS, ind, CA, MU, MC SUP: NO, NS	None	2 spaces	2 spaces
Local utilities	<i>in all</i> 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	None		utility serv: none communications exchange facility: 1/5,000sf; except 1/333sf for office
Utility Services		None	none	

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Communications exchange facility		None	1/500sf, if the floor area used for office -then 1/333sf	1/1,000sf
Police or fire station	GO, CR, RR, CS, ind, CA, MU, MC, UC SUP: res, NO, LO, MO, NS	None	1/150sf (police); 5 spaces + 1/bed (fire station)	
Post office	GO, CR, RR, CS, ind, CA, MU, MC, UC SUP: MF-3 -4, LO, MO, NS	None	1/200sf	1/200sf
Radio, tv or microwave tower	GO, CS, ind, CA SUP: res, No, Lo, MO, retail, MU, MC RAR: GO, CS, ind	None	2 spaces	2 spaces
Refuse transfer station	SUP: A, IM	None	1/1,000sf (site area)	1/1,00sf (site area)
Sanitary landfill	SUP: A, IM	None	none	none
Sewage treatment plant	SUP: A, IM, CA	None	1/1,000,000 gallons of capacity	1/1,000,000 gallons of capacity sewage pumping station: none
Tower/antenna for cellular communications	Details and exceptions	None	1/if tower/antenna has an auxiliary build. >120 sf	1/if tower/antenna has an auxiliary build. >120 sf
Utility or government installation other than listed	CA, UC SUP: CA, res, O, retail, ind, MU, MC	None	See Chapter 51	by BO or SUP
Water treatment plant	SUP: A, CA, IR RAR: IM	None	2 spaces	2 spaces
4.213 WHOLESALE, DISTRIBUTION & STORAGE USES				
Auto auction	SUP: CA, IM	None	1/500sf (site area)	1/500sf (site area)
Building mover's temporary storage yard	SUP: CA, IM	None	none	none
Contractor's maintenance yard	CS, IM RAR: CS, IM	None	1/2,000sf (site area) (min. 4 spaces)	1/2,000sf (site area) (min. 4 spaces)
Freight terminal	CS, ind, CA RAR: CS, ind DIR: CA	None	1/1,000sf	1/1,000sf
Livestock auction pens or sheds	SUP: A, IM	None	1/28sf (seating area) + 1/600sf (sales area)	Livestock auction: 1/4 seats+ 1/600sf sales area
Manufactured building sales lot	RAR: CS, ind	None	1/200sf (office area); min 4 spaces	
Mini warehouse	CS, ind, CA SUP: CR, RR< MU, MC	None	min of 6 spaces	1/3,000sf

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Office showroom/warehouse	CS, ind, CA, MU-3	None		
Office		None	1/333sf office	1/333sf office
Showroom / warehouse		None	1/1000sf first 20,000sf floor area, then 1/4000sf in excess of 20,000sf	1/1,000sf
Outside storage	SUP: CA RAR: CS, ind	None	1/5,000sf (site area) (max. 5 paces, min. 1 space)	
Petroleum product storage and wholesale	RAR: IM SUP: CA	None	1/2,000sf (site area) (min. 4 spaces)	1/2,000sf (site area) (min. 4 spaces)
Recycling buy-back center	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	None	1/500sf	
Recycling collection center	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	None	1 space min. (1 additional space req. if operated by an attendant)	
Recycling drop-off container	in all except P	None	none	
Recycling drop-off for special occasion collection		None	none	
Sand, gravel, or earth sales and storage	RAR: IM SUP: A, CS	None	1/2,000sf (site area) (min. 4 spaces)	
Trade center	CS, ind, CA, MU-3, MC-4	None	1/700sf see Chapter 51 for add regulations	1/700sf + distance req
Vehicle storage lot	IM SUP: CS	None	none	
Warehouse	CS, ind, CA RAR: CS, ind	None	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)
4.214 ACCESSORY USES				
Accessory community center (private)	SUP: R, D, TH, CH, UC	None	1/100sf none if it is accessory to MF and for residents	1/100sf

USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Accessory electric vehicle charging station		None	none	
Accessory game court (private)	<i>all but P</i>	None	3/each game court	
Accessory helistop		None	none	
Accessory medical/infectious waste incinerator		None	none	
Accessory outside display of merchandise		None	none	
Accessory outside sales		None	none (first 1,000sf of sales area) 1/500sf (additional sales area)	
Accessory outside storage		None	none	
Book Exchange Structure		None	none	
Accessory pathological waste incinerator		None	none	
Amateur communication tower		None	none	
Day home		None	none	
General waste incinerator		None	<i>none</i>	
Home occupation		None	none	
Live Unit		None	1/excess of req main use	
Occasional sales (garage sales)		None	none	
Private stable		None	none	
Swimming pool (private)		None	none	
Pedestrian skybridges		None	none	