

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning & Economic Development Department

AGENDA DATE: Introduction: April 12, 2011
Public Hearing: May 3, 2011

CONTACT PERSON/PHONE: Mathew McElroy, (915) 541-4193,
McElroyMX@elpasotexas.gov

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

An Ordinance amending Title 20 (Zoning), Chapter 20.14 (Off-Street Parking, Loading, and Storage Standards), and Appendix C (Minimum Parking Requirements) of the El Paso City Code, to add maximum parking standards. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

This amendment adds parking maximums to Title 20. It also allows for excess parking of up to 10% with administrative approval. However, gravel or screenings will no longer be allowed in excess parking areas. Pervious concrete must be used. Trees will also be required in the excess parking area in the amount of 1 tree per 5 spaces.

PRIOR COUNCIL ACTION:

On November 30, 2010, the El Paso City Council approved moving forward with a Smart Growth implementation Plan. Items can be expected throughout April, May and then throughout the rest of the calendar year.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) recommended approval on March 20th and the item will be heard by the City Planning Commission (CPC) on April 7th.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning & Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.14 (OFF-STREET PARKING, LOADING, AND STORAGE STANDARDS), AND APPENDIX C (MINIMUM PARKING REQUIREMENTS) OF THE EL PASO CITY CODE, TO ADD MAXIMUM PARKING STANDARDS AND TO AMEND OTHER PROVISIONS FOR VEHICLE PARKING REQUIREMENTS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, Title 20 (Zoning) of the El Paso City Code contains regulations concerning the minimum number of parking spaces required but does not contain provisions regulating the maximum number of parking spaces allowed; and,

WHEREAS, the City desires to establish parking maximums in addition to parking minimums as an important Smart Growth tool to reduce the amount of off-street parking throughout the City, encourage the use of permeable surfaces to reduce runoff, and to promote the general welfare of the community; and,

WHEREAS, the City Council adopted a Resolution on January 6th 2011 detailing the relationship between the built environment and obesity and directed the City Manager to recommend zoning code changes to increase opportunities for physical activity; and,

WHEREAS, the Development Coordinating Committee and the City Plan Commission have reviewed and recommended the adoption of changes to Title 20 (Zoning) to provide for standards for parking maximums; and,

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the adoption of the regulations as submitted will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in The Plan for El Paso; and

WHEREAS, the El Paso City Council finds the regulations established by this amendment are designed to prevent the parking regulations from adversely affecting adjoining property owners in an unreasonable manner;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.020, Scope, Paragraph A, Applicability, Paragraph D, Use of Excess Spaces, and Paragraph E, Failure to Maintain Required Number of Spaces, of the El Paso City Code is amended as follows:

20.14.020 Scope

A. Applicability. The off-street parking requirements of this chapter shall be applicable to all uses, except as modified herein, including:

1. New development, including new buildings or facilities;
2. Addition to or enlargement of an existing building or facility which does not exceed 50% of the original square footage;
3. Change of use of an existing facility;
4. Change of use and hours of operation of the property generating the parking need or the shared parking property of a shared parking arrangement.

D. Use of Excess Spaces. Where the number of off-street parking spaces provided at a site exceeds the maximum number of off-street parking spaces allowed under the Table of Parking Requirements and Standards, the excess parking spaces may be utilized for another permitted use or purpose in accordance with this chapter, including shared parking arrangements, or agreed to off-street parking for another use. Excess parking spaces for new development shall be constructed and landscaped in accordance with the standards of this chapter.

E. Failure to Maintain Required Number of Spaces. Failure to maintain the minimum required number of off-street parking spaces may, after written notice to the owner or operator, result in the revocation of the certificate of occupancy for the building or facility in addition to other penalties as described in Chapter 20.04.

SECTION 2. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.030, Definitions, Paragraph G and H, of the El Paso City Code is amended as follows:

20.14.030 Definitions

H Pervious concrete surface. A surface that allows infiltration of water or runoff into the underlying construction or soil.

G. Utility Facility. Equipment, mains, lines, and required infrastructure and appurtenances for the transmission of power, fuel, water, sanitary sewer, or communication not including office and administrative building uses.

SECTION 3. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.050, Required Parking, of the El Paso City Code is amended as follows:

20.14.050 Parking Requirements and Standards

A. Parking. Table of Parking Requirements and Standards, subsection C of this Title establishes the minimum and maximum number of motor vehicle parking spaces unless otherwise stated, and minimum bicycle parking spaces required for the uses indicated. The City Manager or designee shall be authorized to interpret and establish the minimum and maximum parking regulations for uses not shown in the Table of Parking Requirements and Standards, subsection C.

B. Method of Computation. Calculations to compute the maximum number of required parking spaces shall be based upon the following formulae:

1. Where the calculation of the required parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.

2. For new development with more than one use, the parking maximum shall be determined by the sum of the number of parking spaces allowed for each individual use computed separately. For existing development, a shared parking arrangement may be approved for a mixed use building, shopping center, or facility where the uses have different hours of operation or parking usage, in which case the parking requirement shall be based upon the calculation for the individual use or group of simultaneous uses that result in the largest number of off-street parking spaces required.

3. For new development with both permitted uses and accessory uses, the parking maximum shall be determined by the sum of the maximum number of parking spaces allowed for each individual use, permitted or accessory, computed separately. For existing development, a shared parking arrangement may be approved for a site where the permitted uses have different hours of operation or parking usage from those of the accessory uses, in which case the parking requirement shall be based upon the calculation for the individual permitted use or group of simultaneous permitted uses that results in the largest number of off-street parking spaces required.

4. Parking maximums for an addition to or enlargement of an existing building or facility shall be calculated on the basis of the addition or enlargement and shall be added to the parking maximum for the existing building or facility prior to the expansion. In the event the existing parking provided for the existing building or facility is nonconforming with the requirements of this chapter, refer to Chapter 20.22 (Nonconforming Situations).

5. For a change of use(s) of an existing building or facility, or a portion thereof, the parking requirements shall be calculated on the basis of the sum of the current code required parking as applied to the changed use(s), plus the prior code requirements applied to the unchanged portion(s) of the existing building or facility; or on the basis of the current code for the entire building or facility, whichever is less.

6. Where the parking calculation is determined by the gross floor area (GFA) of the building or facility, the GFA shall be measured to the exterior of the walls for every occupied floor. GFA of a building or facility shall not include areas used solely for off-street parking of motor vehicles or bicycles and associated driveways, and shall not include areas reserved for off-street loading berths.

7. Where the parking calculation is determined by the number of seats or the number of occupants of a building or facility, the occupant load shall be per Title 18, Building and Construction, Chapter 18.08.

8. The GFA of a restaurant, nightclub, bar or cocktail lounge with an outdoor seating area shall also include the gross floor area of such outdoor seating area.

9. The GFA of a shopping center or other similar uses shall be based upon the entire shopping center, including the gross floor area of covered atrium and mall areas. The GFA of a shopping center shall not include the open well areas of the upper levels of a multi-story atrium or mall.

10. Up to five percent of the minimum required vehicular parking spaces may be substituted with motorcycle parking spaces at the rate of one vehicular parking space for each three-motorcycle parking spaces provided. Motorcycle parking spaces shall be a minimum of seventy-five inches by thirty inches each exclusive of access aisles.

C. Table of Parking Requirements and Standards. The parking standards and requirements are established in the Parking Requirements and Standards Table, located in Appendix C, adopted in its entirety and incorporated herein by reference, and unless otherwise provided for herein, all parking shall comply with the parking table.

D. Off-street Parking. Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952. The boundaries of Improvement District No. 3 shall also include all property designated under the Downtown 2015 Plan.

E. Administrative Excess Parking. The City Manager or designee may approve parking in excess of the maximum parking allowed as specified in this section up to ten percent. The City Manager or designee must make the following findings:

1. The approval of excess parking will substantially serve the overall public welfare and will not substantially injure neighboring properties, and;
2. Pervious surface materials shall be used for areas identified as excess parking, and;
3. In addition to the landscape requirements of Title 18.46 (Landscape), one tree for every five (5) spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street.

SECTION 4. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.060, Shared parking, of the El Paso City Code is amended as follows:

20.14.060 Shared parking

A. Submission of Request. Whenever a shared parking arrangement is proposed to comply with the requirements of this chapter, the shared parking arrangement shall be subject to the prior approval of the City Manager or designee and shall not require a special permit for off-site, off-street parking. To obtain approval of a shared parking arrangement, the owner or operator of the property on which the parking need is generated shall submit an application containing the following information to the City Manager or designee along with the established fee.

1. The maximum number of parking spaces, in accordance with this chapter, for the use(s) at the property generating the parking need, the number of parking spaces provided, and the hours of operation of the use(s).

2. The maximum number of parking spaces, in accordance with this chapter, for the use(s) at the shared parking property, the number of parking spaces provided, and the hours of operation of the use(s).

B. Conditions for Approval. A shared parking arrangement shall be approved only when the arrangement meets all of the following conditions:

1. The parking arrangement complies with this chapter;
2. The owner or operator demonstrates that the use(s) of the property generating the parking need and the use(s) of the shared parking property are non-simultaneous or that the proposed shared parking spaces are in excess of the parking required for the use(s) of the shared parking property, or a combination of each option;
3. The shared parking property is within three hundred feet of the property generating the parking need and the access is provided between the two properties;
4. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties; and
5. The required information has been satisfactorily submitted.

C. Modification of Arrangement. A modification of a shared parking arrangement shall be subject to the same standards for review and approval by the City Manager or designee as the original arrangement.

D. Termination of Arrangement. The termination of a shared parking arrangement agreement may, after written notice to the owner or operator, result in the revocation of the certificate of occupancy for the building or facility of the property generating the parking need and which does not meet the minimum parking regulations, in addition to other penalties as described in this title.

E. Sharing with City Owned Property. A shared parking arrangement in which the city is the owner of the shared parking property shall be permitted provided the owner complies with all of the requirements of this section, and additionally obtains a lease from the city for such use of city property.

SECTION 5. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.070, Parking reductions, Paragraph A, Existing Development, of the El Paso City Code is amended as follows:

20.14.070 Parking reductions

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.050.C, if a special permit is approved by City Council, as provided in this section:

A. Existing Development. Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;

2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;

3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and

4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

SECTION 6. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.070, Parking reductions, Paragraph C, Parking Reduction, Subparagraph 3, section (b) vi, of the El Paso City Code is amended as follows:

3. A completed special permit application for an off-street parking reduction shall be submitted to the development services department, and shall be accompanied with all of the following:

b. Eight copies of a detailed site plan of the subject property and all properties within three hundred feet adjoining the subject property, drawn to scale and showing the following:

vi. Calculation of the number of minimum off-street parking spaces for the existing and proposed use(s) of the property,

SECTION 7. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.070, Parking reductions, Paragraph D, Administrative parking reduction, Subparagraph 1, of the El Paso City Code is amended as follows:

D. Administrative parking reductions.

1. The Zoning Administrator may approve up to a ten percent parking reduction below the minimum required for a use involving an existing building(s) or structure(s) for applicants meeting the requirements specified in this section. The Zoning Administrator must be satisfied that the approval of a reduction will substantially serve the public convenience and welfare and will not substantially injure the neighboring property.

SECTION 8. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.070, Parking reductions, Paragraph D, Administrative parking reduction, Subparagraph 2a, of the El Paso City Code is amended as follows:

2. An applicant requesting a reduction under this section must submit a written application and shall satisfactorily demonstrate compliance with all of the following conditions:

a. That the minimum number of off-street parking spaces cannot be reasonably accommodated on the property involved; and,

SECTION 9. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.070, Parking reductions, Paragraph D, Administrative parking reduction, Subparagraph 2c, of the El Paso City Code is amended as follows:

2. An applicant requesting a reduction under this section must submit a written application and shall satisfactorily demonstrate compliance with all of the following conditions:

c. That the reduction of the required minimum parking spaces is for an existing building(s) or structure(s); and,

SECTION 10. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.070, Parking reductions, Paragraph D, Administrative parking reduction, Subparagraph 2d, of the El Paso City Code is amended as follows:

2. An applicant requesting a reduction under this section must submit a written application and shall satisfactorily demonstrate compliance with all of the following conditions:

d. That the reduction of the required minimum parking spaces is not for a new structure(s) or building(s) or due to the expansion of an existing structure(s) or building(s); and,

SECTION 11. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.080, Gravel/screening surface parking, Paragraph A, Allowed Uses, Subparagraph 1a, of the El Paso City Code is amended as follows:

20.14.080 Gravel/screening surface parking.

A. Allowed Uses

1. Office, Educational or Institutional (Less Than or Equal to Five Thousand SF Building).

a. Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or professional offices, and for required parking where on-site ponding (see Section 20.14.080(C)(4)) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed fifty percent of the total required parking.

SECTION 12. That Title 20 (Zoning) Chapter 20.14, Off-street Parking, Loading and Storage Standards, Section 20.14.170, Standards, Paragraph C, Allowed Uses, Subparagraph 1a, of the El Paso City Code is amended as follows:

20.14.170 Standards

C. Failure to Maintain Required Number of Spaces. Failure to maintain the minimum required number of off-street truck trailer loading or parking spaces may, after written notice to the owner or operator, result in the revocation of the certificate of occupancy for the building or facility in addition to other penalties as described in Chapter 20.04.

SECTION 13. That Title 20 (Zoning) Appendix C, Minimum Parking Requirements, of the El Paso City Code is renamed “Table of Parking Requirements and Standards” and is amended and replaced in its entirety by Exhibit “A” which is attached to this ordinance.

SECTION 14. Except as herein amended, Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

PASSED and APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John Cook, Mayor

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning & Economic Development Department

**APPENDIX C
PARKING REGULATIONS**

PARKING TABLE		Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require 200/500 =0.4 or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require 250/500 -0.5 or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require 24,400/500 = 48.8 or 49 parking space.					
		Use Description					
1.00	Agricultural & Related Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
1.01	Animal cemetery	1/240 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.03	Animal kennel	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.04	Animal pound	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.05	Animal training facility (school)	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.06	Barn	None	None	None	None	Allowed	2G
1.07	Composting facility	1/600 sf GFA	1/500 sf GFA	None	None	Allowed	2G
1.08	Dude ranch	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.09	Farm (>5 acres)	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.11	Feed yard	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.12	Greenhouse (industrial-scale)	1/2400 sf GFA of buildings	1/2000 sf GFA of buildings	None	None	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.14	Livestock auction	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.15	Livestock grazing	None	None	None	None	Allowed	2G
1.16	Nursery (industrial-scale)	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	3 SPACES	None	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	None	Allowed	2G
1.18	Poultry hatchery	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.19	Produce stand	1/240 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.21	Raising (small or large animals)	1/360 sf GFA	1/300 sf GFA	None	None	Allowed	2G
1.22	Riding academy	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.23	Stable (including breeding)	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.24	Veterinary treatment center (large animals)	1/480 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	2G
1.25	Veterinary treatment center (small animals)	1/480 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	2G
2.00	Commercial Storage & Processing	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
2.01	Automobile wrecking yard	1/480 sf GFA	1/400 sf GFA	None	1/acre; max 10	Allowed	2C
2.02	Bottling works	1/600 sf GFA	1/500 sf GFA	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	None	1/acre; max 10	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1200 sf GFA of buildings	1/1000 sf GFA of buildings	None	One	Allowed	2C
2.06	Explosives (storage)	1/1200 sf GFA	1/1000 sf GFA	None	One	Allowed	2C
2.07	Food Storage Locker	1/1200 sf GFA	1/1000 sf GFA	NOTE 3	None	Allowed	2C
2.08	Warehouse	1/480 sf GFA office (located in proximity to offices), plus 1/6000 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.09	Liquified petroleum gas (storage & dispensing)	1/1200 sf GFA	1/1000 sf GFA	None	Two	Allowed	2C
2.12	Moving & storage facility	1/480 sf GFA office, plus 1/6000 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.13	Office warehouse	1/480 sf GFA office, plus 1/6000 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1200 sf GFA	1/1000 sf GFA	None	1/acre; max 10	Allowed	2C
2.15	Self storage warehouse	1/480 sf GFA office (located in proximity to offices), plus 1/6000 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/6000 sf GFA warehouse plus 1/6000 sf outdoor storage	1/5000 sf GFA warehouse plus 1/5000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	2C

**APPENDIX C
PARKING REGULATIONS**

3.00	Educational, Institutional & Social	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
3.01	Adult day care center	1/600 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2A,B
3.02	Art gallery	1/1200 sf GFA	1/1000 sf GFA	NOTE 3	Over 20,000 sf GFA = 1	Allowed	2A,B
3.03	Child care facility, Type 3	1/396 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A,B
3.04	Child care facility, Type 4	1/396 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A,B
3.05	Child care facility, Type 5	1/396 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A,B
3.07	Child care facility, Type 7	1/396 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A,B
3.09	Church/Mosque	1/120 sf GFA of auditorium; plus 1/480 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A,B
3.10	Community center	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2A,B
3.11	Convent	0.25/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A,B
3.12	Correctional facility	NOTE 1	NOTE 1	None	NOTE 1	Not Allowed	2A,B
3.13	Library	1/360 sf GFA	1/300 sf GFA	NOTE 3	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA = 2	Allowed	2A,B
3.14	Lodge	1/222 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2A,B
3.15	Monastery	0.25/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A,B
3.16	Museum	1/1200 sf GFA	1/1000 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2A,B
3.17	Orphanage, shelter	NOTE 1	NOTE 1	NOTE 3	None	Not Allowed	2A,B
3.18	Penal facility	NOTE 1	NOTE 1	None	Two	Not Allowed	2A,B
3.19	School, Public, & Private or Parochial	1/1200 sf GFA	1/1000 sf GFA	NOTE 3	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	2A,B
3.20	School, public, private or parochial (Pre-K through 8)	1/1200 sf GFA	1/1000 sf GFA	NOTE 3	Over 25,000 sf GFA = 1	Allowed	2A,B
3.21	School, Trade	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A,B
3.22	School, vocational B77	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A,B
3.23	Social, fraternal club	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A,B
3.24	Synagogue	1/120 sf GFA of auditorium; plus 1/480 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A,B
3.25	Temple	1/120 sf GFA of auditorium; plus 1/480 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A,B
3.26	Union hall	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A,B
3.27	University, college	Dorms = 1/4 residents; Gyms = 1/480 sf GFA; Admin/Offices = 1/360 sf GFA; Classroom Facilities = 1/600 sf GFA	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	NOTE 3	1/50,000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	2A,B
3.28	Youth organization (with/without living facility)	1/600 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2A,B
4.00	Office & Research Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	None	Not Allowed	2A,B
4.02	Bank	1/240 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A,B
4.03	Courier & message service	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2A,B
4.04	Credit union	1/240 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A,B
4.05	Data processing center	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B
4.06	Employment agency	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B
4.07	Financial institution	1/240 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A,B
4.08	Office, administrative/ manager's	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A,B
4.09	Office, business	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A,B
4.10	Office, medical	1/240 sf GFA	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	2A,B
4.11	Office, professional	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A,B
4.12	Radio broadcasting studio	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B
4.13	Research Laboratory	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A,B
4.14	School, Arts & Crafts	1/240 sf GFA	1/200 sf GFA	NOTE 3	None	Allowed	2A,B
4.15	Studio, Dance	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B
4.16	Studio, Music	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B
4.17	Studio, Photography	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B
4.18	Telemarketing agency	1/240 sf GFA	1/200 sf GFA	NOTE 3	None	Not Allowed	2A,B
4.19	Television broadcasting studio	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A,B

**APPENDIX C
PARKING REGULATIONS**

5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
5.01	Minimal Food Manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.02	Animal slaughter & processing	1/1800 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.03	Apparel manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.04	Beverage product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.05	Bread & bakery product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.06	Brewery	1/720 sf GFA	1/600 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.07	Chemical manufacturing	1/1800 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.08	Coal products manufacturing	1/1800 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.09	Commercial & service industry manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.11	Computer product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.12	Dairy Product Manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.13	Electronic product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.14	Fabricated metal product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.15	Food manufacturing, other	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.17	Grain & oil seed milling	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.18	Household product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.19	Leather & allied product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.20	Machinery manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.22	Paper products manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.23	Petroleum products manufacturing	1/1800 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.24	Plastic products manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.25	Primary metal manufacturing	1/1800 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.26	Recycling collection facility (large)	1/1200 sf GFA	1/1000 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
5.27	Recycling collection facility (small)	1/1200 sf GFA	1/1000 sf GFA	3 SPACES	None	Allowed	2C
5.28	Reverse vending machines	None	One	None	None	Allowed	2C
5.29	Rubber product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.30	Seafood product preparation & processing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.32	Testing laboratory	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Allowed	2C
5.33	Textile mill	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.34	Textile product mill	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.35	Tobacco product manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.36	Transportation equipment manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.37	Wood products manufacturing	1/1800 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
6.00	Medical & Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
6.01	Assisted living facility (elderly)	1/3.6 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.02	Clinic	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.03	Convalescent home	1/3.6 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.04	Drug store	1/300 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.05	Hospital	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2I, C
6.06	Intermediate care facility (elderly)	1/3.6 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.07	Medical laboratory	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.08	Medical treatment facility	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.09	Nursing home	1/3.6 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.10	Optical dispensary	1/300 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.11	Pharmacy	1/300 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.12	Rest home	1/3.6 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.13	Sanitarium	1/3.6 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C

**APPENDIX C
PARKING REGULATIONS**

	Mining & Quarrying Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
7.00							
7.01	Batching plant	None	None	None	None	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	None	Allowed	2F
7.03	Drilling gas well	None	None	None	None	Allowed	2F
7.04	Drilling oil well	None	None	None	None	Allowed	2F
7.05	Quarry	None	None	None	None	Allowed	2F
7.06	Raw material processing	None	None	None	None	Allowed	2F
7.07	Sand & gravel extraction	None	None	None	None	Allowed	2F
7.08	Shaft mining	None	None	None	None	Allowed	2F
7.09	Strip mining	None	None	None	None	Allowed	2F
	Motor Vehicle Sale & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
8.00							
8.01	Ambulance service	1/480 sf of GFA of buildings; plus 1/ambulance	1/400 sf of GFA of buildings; plus 1/ambulance	3 SPACES	None	Not Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed Storage Only	2C
8.03	Automobile part sales	1/480 sf of GFA of buildings	1/400 sf of GFA of buildings	3 SPACES	None	Not Allowed	2C
8.05	Automotive repair garage	1/600 sf GFA	1/500 sf GFA	3 SPACES	None	Not Allowed	2C
8.06	Automotive service station	1/240 sf GFA	1/200 sf GFA	3 SPACES	None	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.08	Bus (sales, service, storage & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.09	Carwash, full-service	1/480 sf of GFA of buildings; includes parking in queue	1/400 sf of GFA of buildings; includes parking in queue	3 SPACES	None	Not Allowed	2C
8.10	Carwash, self-service	1/480 sf of GFA of buildings; includes parking in bays	1/400 sf of GFA of buildings; includes parking in bays	3 SPACES	None	Not Allowed	2C
8.11	Commercial fueling station	1/300 sf of GFA of buildings, not counting parking in fueling	1/250 sf of GFA of buildings; not counting parking in fueling areas	3 SPACES	None	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.16	Light truck (sales, service, storage & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed for Sales, Service or Rental	2C
8.17	Light truck part sales	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	2C
8.18	Manufactured home (sales, display & repair)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.20	Motor Vehicle Repair (Major)	2.5/each service bay not counting bay as parking	3/each service bay not counting bays as parking spaces	3 SPACES	None	Not Allowed	2C
8.21	Motor Vehicle Repair (Minor, Vehicle Inspections Station)	2.5/each service bay not counting bay as parking	3/each service bay not counting bays as parking	3 SPACES	None	Not Allowed	2C
8.22	Motorcycle (sales, service, storage & rental)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/480 sf of GFA of building; plus stall parking area	1/400 sf of GFA of buildings; plus stall parking area	3 SPACES	None	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/480 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.25	Truck stop	1/600 sf GFA of buildings	1/500 sf GFA of buildings	3 SPACES	None	Not Allowed	2C

**APPENDIX C
PARKING REGULATIONS**

9.00	Parking & Loading	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
9.01	Garage, parking (commercial)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Allowed	Dependent upon use
10.00	Personal Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
10.01	Barber shop	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.02	Beauty salon	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.03	Cemetery	1/240 sf GFA of building	1/200 sf GFA of buildings	3 SPACES	One	Allowed	2C
10.04	Crematorium	1/480 sf GFA of building	1/400 sf GFA of buildings	None	One	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.08	Extermination Services	1/300 sf GFA	1/250 sf GFA	3 SPACES	None	Allowed	2C
10.09	Funeral home	1/120 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.11	Laundromat, laundry	1/240 sf GFA	1/200 sf of GFA	NOTE 3	None	Not Allowed	2C
10.12	Laundry (commercial)	1/240 sf floor area	1/200 sf floor area	NOTE 3	One	Not Allowed	2C
10.13	Locksmith	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.15	Mausoleum	1/480 sf GFA of building	1/400 sf GFA of building	3 SPACES	One	Allowed	2C
10.16	Mortuary	1/120 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.17	Photofinishing lab	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.18	Shoe repair shop	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.19	Tattoo parlor	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.20	Taxidermist	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
11.00	Recreation Amusement & Entertainment	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
11.01	Adult motion picture theatre	1/120 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2D
11.02	Amusement game complex (indoor)	1/240 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA of buildings	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1200 sf GFA of indoor & outdoor rec areas	1/1000 sf GFA of indoor & outdoor rec areas	NOTE 3	1/50,000 sf GFA of indoor & outdoor rec areas	Allowed	2D
11.04	Athletic facility (indoor)	1/600 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2D
11.05	Athletic facility (outdoor)	1/600 sf GFA of buildings, pools and courts	1/500 sf GFA of buildings, pools and courts	NOTE 3	None	Allowed	2D
11.06	Ballroom	1/120 sf GFA of assembly area; plus 1/240 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	One	None	2D
11.07	Billiard and pool hall	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2D
11.08	Bingo hall	1/120 sf GFA of assembly area; plus 1/240 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.09	Bowling alley	1/222 sf GFA	1/185 sf GFA	NOTE 3	One	Allowed	2D
11.10	Campground	1/480 sf GFA of buildings; not counting camping unit spaces	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	2D
11.11	Coliseum	1/75 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.12	Community recreational building	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2D
11.13	Convention center	1/480 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.14	Dancehall	1/75 sf of GFA	1/50 sf of GFA	NOTE 3	One	Allowed	2D
11.15	Exercise facility (indoor)	1/240 sf GFA	1/200 sf GFA	NOTE 3	One	Allowed	2D
11.16	Exhibition hall	1/75 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.17	Fairground	1/1200 sf GFA	1/1000 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.18	Gambling casino	1/330 sf GFA	1/50 sf of GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.19	Go-cart track	1/1200 sf outdoor rec area; & 1/240 sf GFA of buildings	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D

**APPENDIX C
PARKING REGULATIONS**

11.20	Golf course (with/without restaurant & bar)	1/240 sf GFA meeting rooms; plus 1/120 sf GFA restaurant and bar areas; plus 1/480 sf GFA of other areas	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.22	Golf driving range	0.8/ tee spaces plus 1/240 sf GFA of buildings	1/tee space plus 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.23	Ice skating facility	1/222 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.24	Lazer games center	1/222 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.25	Miniature golf course	0.8/hole	1/hole	NOTE 3	None	Allowed	2D
11.26	Movie theatre (indoor)	1/3 seats	1/2.5 seats	NOTE 3	None	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	1.0/speaker station	None	None	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/120 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.29	Nude live entertainment club	1/120 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.30	Paint ball center (indoor)	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2D
11.31	Paint ball center (outdoor)	1/1200 sf outdoor rec area; & 1/240 sf GFA of buildings	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.32	Park	2 per acre of outdoor recreation area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the park.		With rec. building, 10 spaces minimum; w/out building 5 minimum	None	Allowed	2D
11.33	Racetrack, auto or truck	1/6 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.34	Racetrack, motorcycle	1/6 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/480 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2D
11.36	Racquetball club (outdoor) (with/without restaurant & bar)	1/480 sf GFA of buildings & courts	1/400 sf GFA of buildings & courts	NOTE 3	None	Not Allowed	2D
11.37	Roller skating facility	1/360 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2D
11.38	Sauna, exercise room	None	None	NOTE 3	None	Not Allowed	2D
11.39	Shooting range, archery, gun (indoor)	0.8/shooting station	1/shooting station	NOTE 3	None	Not Allowed	2D
11.40	Shooting range archery or gun (outdoor)	0.8/shooting station	1/shooting station	None	None	Not Allowed	2D
11.41	Skateboarding facility (indoor)	1/600 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1200 sf outdoor rec area	1/1000 sf outdoor rec area	NOTE 3	None	Not Allowed	2D
11.44	Sports arena/Stadium	1/6 seats in main area	1/5 seats in main arena	NOTE 3	1/100,000 sf; min 1	Not Allowed	2D
11.45	Swimming pool (commercial)	1/360 sf GFA pool areas & buildings	1/300 sf GFA pool areas & buildings	NOTE 3	None	Not Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	2.5/court	3/court	NOTE 3	None	Not Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	2.5/court	3/court	NOTE 3	None	Not Allowed	2D
11.48	Theatre, performing	1/5 seats or 1/120 sf of floor area	1/4 seats or 1/100 sf of floor area	NOTE 3	1/100,000 sf; min 2	Not Allowed	2D
11.49	Tramway	16 spaces/use	20 spaces/use	NOTE 3	None	Allowed	2D
12.00	Repair & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
12.01	Commercial equipment repair	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.02	Electronic equipment repair	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.03	Household goods repair	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.04	Industrial equipment repair	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.05	Personal goods repair	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.06	Precision equipment repair	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C

**APPENDIX C
PARKING REGULATIONS**

13.00	Residential	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
					Required	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None	None	None	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt 2/two or more	NOTE 3	None	Allowed	2C
13.03	Bed and Breakfast (residence)	1/rented bedroom plus number required for operator's residence	None	None	Allowed	2C
13.04	Bed and Breakfast Inn	1/rented bedroom plus number required for operator's residence	None	None	Allowed	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence	NOTE 3	None	Allowed	2C
13.06	Congregate home	1/guest room plus number required for operator's residence	NOTE 3	None	Allowed	2H
13.07	Domestic garden house, toolhouse, playhouse	None	None	None	Allowed	2H
13.08	Domestic storage	None	None	None	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit	None	None	Allowed	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit	None	None	Allowed	2H
13.11	Family home	1/3 resident bedrooms plus number required for operator's residence	None	None	Allowed	2H
13.12	Guest, employee quarters	2/dwelling unit	None	None	Allowed	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit	None	None	Allowed	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit	None	None	Allowed	2H
13.15	Hotel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space	3 SPACES	1/100,000 sf GFA	Allowed	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit	None	None	Allowed	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required for each unit	None	None	Allowed	2H
13.18	Industrialized House	2/dwelling unit in each unit	None	None	Allowed	2H
13.19	Laundry room	None	None	None	Allowed	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit	None	None	Allowed	Dependent upon use
13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit	None	None	Allowed	2H
13.23	Manufactured home park	2 for office and laundry building; plus number required for each unit	None	None	Allowed	2C
13.24	Motel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space	3 SPACES	1/100,000 sf GFA	Allowed	2C
13.25	Quadraplex	2/dwelling unit	None	None	Allowed	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA	None	None	Allowed	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit	None	None	Allowed	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit	None	None	Allowed	2H
13.31	Single-family detached dwelling	4/dwelling unit	None	None	Allowed	2H
13.32	Swimming pool, game court (non-commercial)	None	None	None	Allowed	2H
13.33	Triplex	2/dwelling unit	None	None	Allowed	2H

**APPENDIX C
PARKING REGULATIONS**

14.00	Sales, Retail & Wholesale	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
14.01	Adult book store	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.02	Bakery	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.03	Book store	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.04	Boutique	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.05	Cafeteria	1/120 sf GFA	1/100 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	None	Allowed	2C
14.08	Convenience store	1/360 sf GFA	1/300 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.09	Convenience store with gas pumps	1/300 sf GFA of building, not counting spaces at the pumps	1/250 sf GFA of building; not counting spaces at the pumps	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.10	Delicatessen	1/120 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.12	Farm supply store	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.13	Feed dealer	1/600 sf GFA	1/500 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.14	Flea market (indoor)	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.15	Flea market (outdoor)	1.5/food vendor stall plus 1/other vendor stall (not counting stall space)	2/food vendor stall plus 1/other vendor stall (not counting stall space)	NOTE 3	None	Allowed	2C
14.16	Flower shop	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.17	Grocery	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.18	Hobby store	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.19	Home Improvement Center	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.20	Ice cream parlor	1/120 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.21	Material sales/building & construction)	1/600 sf GFA of buildings and roofed structures	1/500 sf GFA of buildings and roofed structures	NOTE 3	1/50,000 sf GFA of buildings and roofed structures	Allowed	2C
14.22	Music Store	1/300 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.23	Newspaper Printing Facility	1/2250 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.24	Nursery, greenhouse	1/600 sf GFA	1/500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.25	Other retail establishment (high-volume)	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.26	Other retail establishment (low-volume)	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/2250 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/2250 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.29	Package liquor store	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.30	Pawn shop	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.31	Pet shop (including grooming)	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.32	Print & copy shop	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.33	Produce stand	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.34	Restaurant (drive-in or walk-up)	1/200 sf GFA	1/75 sf GFA	NOTE 3	None	Not Allowed	2C
14.35	Restaurant (sit down)	1/200 sf GFA	1/75 sf GFA	NOTE 3	None	Allowed	2C
14.36	Shopping center, community	1/240 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.37	Shopping center (regional)	1/240 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/300 sf GFA	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	2C
14.39	Specialty shop	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.40	Sporting goods store	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.41	Supermarket	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.42	Superstore	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.43	Warehouse club	1/300 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
15.00	Signs	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
15.01	On-premise advertising	None	None	None	None	Allowed	N/A
15.02	Off-premise advertising	None	None	None	None	Allowed	N/A

**APPENDIX C
PARKING REGULATIONS**

16.00	Temporary Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
16.01	Amusement rides, park	NOTE 1	NOTE 1	None	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	None	Allowed	2E
16.03	Christmas tree stand	1/300 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.04	Circus	1/1200 sf of gross outdoor and indoor rec areas	1/1000 sf of gross outdoor & indoor rec areas	None	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	None	Allowed	2E
16.06	Firewood sales	1/1200 sf of gross storage and sales area	1/1000 sf of gross storage and sales areas	None	None	Allowed	2E
16.07	Garage sales	None	None	None	None	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	None	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/480 sf GFA	1/400 GFA	None	None	Allowed	2E
16.10	Model dwelling	1.5/unit	2/unit	None	None	Allowed	2E
16.11	Carnival	1/1200 sf of gross outdoor and indoor rec areas	1/1000 sf of gross outdoor & indoor rec areas	None	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/300 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	None	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	None	Allowed	2E
16.17	Tents (special events)	1/300 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.18	Yard sale	None	None	None	None	Allowed	2E
17.00	Towers & Related Structures	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	None	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	None	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	None	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	None	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	None	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	None	Allowed	N/A
17.08	Solar conversion systems	None	None	None	None	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	None	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.11	Wind-driven electrical generator, pump	None	None	None	None	Allowed	N/A

**APPENDIX C
PARKING REGULATIONS**

18.00	Transportation Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
18.01	Airpad	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.02	Airport	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.03	Auxiliary rail facilities	None	None	None	None	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	None	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	None	Subject to Application	2F
18.06	Helipport	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.07	Helistop	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.08	Interlocking tower	None	None	None	None	Subject to Application	2F
18.09	Intermodal facility	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.10	Motor carrier terminal	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.11	Passenger station	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.12	Railroad R.O.W.	None	None	None	None	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	None	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	None	Subject to Application	2F
18.15	Railyard	None	None	None	None	Subject to Application	2F
18.16	Transportation terminal, Type A	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.17	Transportation terminal, Type B	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
19.01	Communication utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Subject to Application	2F
19.04	Major utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F
19.05	Minor utility facility	None	None	None	None	Subject to Application	2F
19.06	Resource recovery plant	None	None	None	None	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	None	Subject to Application	2F
19.08	Stormwater retention basin (public/private)	None	None	None	None	Subject to Application	2F
19.09	Utility storage yard	None	None	None	None	Subject to Application	2F
19.10	Water & wastewater utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F

**APPENDIX C
PARKING REGULATIONS**

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR	
NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR SECTION 20.14.080:	
A. Office, , Educational or Institutional less than or equal to 5000 SF building:	
	Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the City Manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
B. Commercial/ Manufacturing/ Warehousing/ Storage/ Construction Yards/ and High Traffic Uses:	
	Gravel/screenings surfaces may be incorporated for for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.
	All required parking for visitors, customers, employees, or patrons shall be hard surfaced.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the City Manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.
	All access drives to required parking shall be hard surfaced.
	All Loading Docks and all other loading areas shall be hard surfaced
C. Recreation, Amusement, and Entertainment:	
	For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided.
	Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the City Manager or designee.
	All access drives to required hard surfaced parking shall be hard surfaced.
D. Temporary Uses	
	Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the City Manager or designee .
	Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.
	The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the City Manager or designee.
E. Utility, Miscellaneous and Governmental Facilities	
	Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the City Manager or designee.
	Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.
	Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the City Manager or designee.
F. Agricultural and related uses	
	Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.

**APPENDIX C
PARKING REGULATIONS**

G. Residential							
Gravel/screenings surfaces may be incorporated for:							
1. Required parking located at a distance no less than 20 feet from the front property line							
2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and							
The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the City Manager or designee.							
H. Non-Allowed Uses and Restrictions							
Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.							
Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).							
Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces.							
No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.							
No parking is allowed on top of landscaping or areas not specifically designated for parking.							
Note: 3							
When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.							