

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

DEPARTMENT: Department of the City Manager
AGENDA DATE: September 18, 2007
CONTACT PERSON/PHONE: Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services
(915) 541-4853

CITY CLERK DEPT
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DISTRICT(S) AFFECTED: All

SUBJECT:

- (1) Discussion and Action on the creation of a separate district for the regulation of mobile home subdivisions and mobile home parks within Chapter 20.06 (Zoning Districts & Map) of Title 20 (Zoning) as recommended by the Planning and Development Legislative Review Committee.
- (2) Discussion and Action on setting a uniform requirement for bicycle parking spaces for all uses within Chapter 20.14 (Off Street Parking & Loading Regulations) of Title 20 (Zoning) as recommended by the Planning and Development Legislative Review Committee.

BACKGROUND / DISCUSSION:

As part of the discussion held by the El Paso City Council on June 4 and 5, 2007 relative to the substantive code revisions presented by the Building & Zoning Advisory Committee and the City Plan Commission, various code provisions were referred to the Planning & Development Legislative Review Committee (LRC) for a recommendation. A synopsis of each issue is presented below:

- (1) On June 25, 2007, the LRC considered a request by the El Paso City Council to require a single separate zoning district for the development of mobile home subdivisions and mobile home parks. Staff presented its analysis and the LRC recommended favorably on the creation of a separate district to regulate these uses. Currently, mobile home subdivisions and mobile home parks are permitted in various zones (RMH (Residential Mobile Home), A-M (Apartment and Mobile Home Park), C-3 (Commercial) and C-4 (Commercial) subject to certain development standards. There are also a few existing mobile home parks in residential and apartment zoning districts, non-conforming uses that were there prior to annexation. The Table of Permissible Uses, which is proposed to take effect on November 1, 2007 (new zoning regulations), is attached and identifies where the uses would be permitted under the new Code. A copy of the supplemental standards relative to these uses is also attached. As can be seen, the uses are permitted in multiple zones and a City-initiated rezoning action would be necessary given the LRC recommendation of a single zone to permit any mobile home use. City staff has evaluated the number of properties involved and has deemed such a rezoning action to be substantive in nature. An amendment such as this would affect over 2,300 properties in El Paso, comprising more than 900 acres as follows:

<u>Current Zoning District</u>	<u>Number of Parcels</u>	<u>Total Acreage</u>
RMH	1,468	207.02
A-M	808	467.57
C-3 and C-4 (licensed mobile home parks)	35	188.22
Other (non-conforming)	16	37.72
Total	2,327	900.53

City staff does not recommend a change that would require City-initiated rezoning of this substantive number of properties and that creates a very large number of legal-non-conforming situations. Additionally, legal concerns have been raised given recent changes in state law that results from municipal action that reduces permitted use of property resulting from a down zoning action. The LRC has requested that the issue be submitted to the Council as a whole for action.

- (2) On September 6, 2007, the LRC considered a modification (to the off-street parking chapter in the Zoning Code that is proposed to take effect on November 1, 2007) relative to bicycle requirements for all uses. The Code as adopted provides for bicycle requirements for certain retail and other uses, however the discussion centered on application of the requirement as a uniform standard for all uses. City staff posed no objection and the LRC acted favorably on the recommendation. What was not determined and left to a decision of the Council as whole is the actual percentage to be applied to determine the applicable spaces. Recommendations ranged from five (5) percent to two (2) percent of the required off-street parking requirement, although no final suggestion was made. Attached is the section of the code dealing with bicycle space requirements and the adopted schedule that depicts the number of spaces required (as effective November 1, 2007).

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

The zoning regulations were completely rewritten and adopted in full by the El Paso City Council on June 5, 2007 through Ordinance No. 016653. The adopted regulations were to be effective as of October 1, 2007 in order to allow adequate time for releasing the text to the industry and general public so that they would be aware of the new requirements. [An extension of the effective date is proposed to November 1, 2007 and is scheduled for Council action on September 25, 2007.] As part of the approval, City Council also referred certain text to the Planning & Development Services LRC given community objection and concerns by members of the Council. It was intended that meetings of the LRC would be held and any revisions to the Code would come forward before the effective date of the regulations. Below is a table of the issues referred to the LRC at the time of adoption of the various texts. The specific issues contemplated by these Council items are highlighted below.

Code	Chapter	Issue	Staff Comment
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create new open space district or overlay designation to complement recommendations of the Parks & Open Space Plan	New Mixed Use Districts allow for Council to designate areas for Open Space with specific criteria; neighborhood conservancy overlay designation also allows for preservation opportunities as guided by a neighborhood plan
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create separate district for regulation of mobile home subdivisions and mobile home parks	Currently allowed in RMH and A-M zoning districts where these uses abut other residential uses; are permitted in commercial zones similar to other multi-family developments with supplemental use restrictions
Title 20 (Zoning)	Chapter 20.08 (Permissible Uses)	Evaluate mechanism to restrict expansion of churches, schools and other uses of public assembly that impact neighborhoods negatively	Needs legal guidance
Title 20 (Zoning)	Chapter 20.12 (Density & Dimensional Standards)	Allow inclusionary zoning where upzonings to higher residential zoning by requiring a percentage of housing to affordable markets	Needs legal guidance
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Adjust vehicle off-street parking requirements by land use to insure that policy direction to reduce spacing requirements for land consumption is met and mass transit alternatives are encouraged	Current regulations are minimum standards for uses as set by industry standards
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading)	Require bicycle requirements for all uses, set minimum spaces	Proposed regulations require bicycle parking for certain uses

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	Regulations)		
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Evaluate requirement for structured parking versus surface parking for high demand uses	Needs legal guidance
Title 20 (Zoning)	Chapter 20.16 (Screening & Fencing Regulations)	Address screening requirements of more intensive governmental uses (both existing and proposed uses)	Inventory of existing City governmental uses required; assignment pending
Title 20 (Zoning)	Chapter 20.18 (Sign Regulations)	Evaluate reductions in sign area and sign height for pole and monument signs; insure incentives are in place to encourage monument vs. pole signs	Current regulations have added new types of on-premise signage; incentives for use of monument vs. pole signs have been included, but height and size not a factor in all cases
Title 5 (Business Taxes, Licensing & Regulations)	Chapter 5.30 (Flea Market Operator Permit)	Mechanism to require existing outdoor flea markets to comply with new Code provisions	Current regulations require operator's permit paid annually; new operator's application is required only for new or expanded facilities; needs legal guidance
Title 5 (Business Taxes, Licensing & Regulations)	Chapter 5.30 (Flea Market Operator Permit)	Allow for automatic revocation of operator's permit for outdoor flea markets in non compliance; create standards for defining situations for automatic revocation, including appeal procedures	Current regulations allow City to suspend or revoke permit upon written notice by the Building Official; discretionary on when situations arise to level of permit revocation; needs legal guidance
Title 18 (Building & Construction)	Add new chapter	Develop residential landscape regulations	Assignment pending
Title 9 (Health & Safety)	Chapter 9.10 (Mulberry Trees)	Revise regulations to remove prohibition on planting of mulberry trees	Policy direction pending

CITY CLERK DEPT.
07 SEP 12 AM 11:45

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

The Building and Zoning Advisory Committee (BZAC), per directive of Ordinance Nos. 014102 & 014116, was charged with reviewing and providing recommendations on amendments to Titles 5 (Business Taxes, Licenses and Regulations), 9 (Health and Safety), 13 (Streets, Sidewalks and Public Places), 15 (Public Services), 17 (Housing), 18 (Building and Construction), and 20 (Zoning) of the El Paso City Code that dealt primarily with development regulations, which restrict the land use and building construction of a particular property. The BZAC submitted its recommendations to the City Plan Commission and the El Paso City Council.

The Planning & Development Services LRC, at their meetings on June 25, 2007 and September 6, 2007, discussed these issues and forwarded the items for discussion of the City Council as a whole.

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

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07 SEP 12 AM 11:45

ARTICLE II BICYCLE PARKING

Section 20.14.090 Bicycle Parking Required.

Bicycle parking facilities shall be provided for new buildings or facilities, additions to or enlargements of existing buildings, or for changes in the use of buildings or facilities that result in the need for additional auto parking facilities in accordance with the parking requirements in Article I of this Chapter and where required in Table, Section 20.14.050.C. The Development Services Director is authorized to approve modifications to these standards when the applicant successfully demonstrates that the proposed alternative layout, location, design or type of racking meets the intent of these standards.

Section 20.14.100 Number of Bicycle Spaces.

The number of required bicycle parking spaces shall be calculated as shown in Table, Section 20.14.050.C of this Chapter. Where the calculation of the required bicycle 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.

Section 20.14.110 Standards.

- A. Individual bicycle parking spaces shall be a minimum of seventy-five inches long by twenty-four wide (75" X 24") for each space. Where double-sided multi-racks are utilized resulting in overlapping of bicycle parking spaces, the minimum bicycle parking space for two (2) bicycles shall be one hundred inches long by thirty-six inches wide (100" X 36").
- B. Bicycle parking racks shall be located in areas visible from public ROW and, shall be provided with adequate lighting if intended for use after dark. Lighting shall comply with Title 18.. A minimum of fifty percent (50%) of the required number of bicycle parking spaces shall be located within 50 feet of a public entrance to the building requiring bicycle parking spaces.
- C. Bicycle parking racks shall support the bikes in a stable, upright position, without damage to wheels, frame or other components.
- D. Bicycle parking racks shall support the frame of the bicycle and at least one wheel. Racks shall allow the frame and one wheel to be locked to the rack, regardless of whether the front wheel is removed or not. Racks shall be securely anchored. Racks shall accommodate a wide variety of sizes and types of bicycles, including those with water bottles or without kick stands.
- E. Bicycle parking racks shall be permanently mounted/installed within private property on solid surfaces. Racks placed adjacent to sidewalks shall not encroach upon required pedestrian access ways, accessible routes or accessible passing space areas.

- F. Access shall be provided to each required bicycle parking space. Aisles shall have a width of at least three feet (3') to the front, rear or side of the bicycle parking spaces.
- G. Racks shall be placed a minimum of twenty-four inches (24") away from walls and other elements that may create an obstacle to accessing the bike parking spaces.

Section 20.14.120 Bicycle Parking on City Right-of-Way.

Where the required bicycle parking spaces cannot be properly located upon the lot generating the need for bicycle parking, the owner or applicant of the property generating the need for bicycle parking may apply for Shared parking per 20.14.060 or a Special Privilege from the City for permission to locate the bicycle parking on City Right-of-Way.

Section 20.14.130 Substitution of Bicycle Parking.

New and existing building and facilities may substitute up to ten percent (10%) of the required vehicular spaces for additional bike parking. Substitutions shall be made based on one (1) vehicular parking space for at least six (6) bicycle parking spaces. Substitutions shall be subject to the requirements of Section 20.14.100 and shall be in addition to the number of bicycle parking spaces required by this Chapter.

Section 20.14.140 Shared Bicycle Parking.

Whenever a shared bicycle parking arrangement is proposed to comply with the requirements of this Chapter, the shared bicycle parking arrangement shall be subject to the prior approval of the Development Services Director. To obtain approval of a shared bicycle parking arrangement, the owner or operator of the property on which the parking need is generated shall comply with the requirements of Section 20.14.060.

MINIMUM PARKING REQUIREMENTS

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 200/500 = 48.8 or 49 parking space.					
		Use Description					
1.00	Agricultural & Related Operations	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
1.01	Animal cemetery	1/200 sf GFA; min. 5	None	None	Allowed	Allowed	2G
1.03	Animal kennel	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.04	Animal pound	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.05	Animal training facility (school)	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.06	Barn	None	None	None	Allowed	Allowed	2G
1.07	Composting facility	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.08	Dude ranch	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.09	Farm (>5 acres)	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.11	Feed yard	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.12	Greenhouse (industrial-scale)	1/2000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	Allowed	Allowed	2G
1.14	Livestock auction	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.15	Livestock grazing	None	None	None	Allowed	Allowed	2G
1.16	Nursery (industrial-scale)	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	Allowed	Allowed	2G
1.18	Poultry hatchery	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.19	Produce stand	1/200 sf GFA	None	None	Allowed	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	Allowed	Allowed	2G
1.21	Raising (small or large animals)	1/300 sf GFA	None	None	Allowed	Allowed	2G
1.22	Riding academy	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.23	Stable (including breeding)	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.24	Veterinary treatment center (large animals)	1/400 sf GFA	None	None	Allowed	Allowed	2G
1.25	Veterinary treatment center (small animals)	1/400 sf GFA	None	None	Allowed	Allowed	2G
2.00	Commercial Storage & Processing	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
2.01	Automobile wrecking yard	1/400 sf GFA	None	1/acre, max 10	Allowed	Allowed	2C
2.02	Bottling works	1/500 sf GFA	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1000 sf GFA of buildings	None	1/acre, max 10	Allowed	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1000 sf GFA of buildings	None	One	Allowed	Allowed	2C
2.06	Explosives (storage)	1/1000 sf GFA	None	One	Allowed	Allowed	2C
2.07	Food Storage Locker	1/1000 sf GFA	None	None	Allowed	Allowed	2C
2.08	Warehouse	1/400 sf GFA office (located in proximity to offices), plus 1/5,000 sf GFA Warehouse (can include spaces in aisles between buildings)	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.09	Liquified petroleum gas (storage & dispensing)	1/1000 sf GFA	None	Two	Allowed	Allowed	2C
2.12	Moving & storage facility	1/400 sf GFA office, plus 1/5,000 sf GFA warehouse	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.13	Office warehouse	1/400 sf GFA office, plus 1/5,000 sf GFA warehouse	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1000 sf GFA	None	1/acre, max 10	Allowed	Allowed	2C
2.15	Self storage warehouse	1/400 sf GFA office (located in proximity to offices), plus 1/5,000 sf GFA warehouse (can include spaces in aisles between buildings)	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/5,000 sf GFA warehouse plus 1/5,000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	Allowed	2C

MINIMUM PARKING REQUIREMENTS

3.00	Educational, Institutional & Social	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
3.01	Adult day care center	1/500 sf GFA	None	None	Not Allowed	Not Allowed	2A,B
3.02	Art gallery	1/1000 sf GFA	5% of parking	Over 20,000 sf GFA = 1	Allowed	Allowed	2A,B
3.03	Child care facility, Type 3	3 spaces	None	None	Allowed	Allowed	2A,B
3.04	Child care facility, Type 4	3 spaces	None	None	Allowed	Allowed	2A,B
3.05	Child care facility, Type 5	1/500 sf GFA, plus 5 spaces	None	None	Allowed	Allowed	2A,B
3.07	Child care facility, Type 7	1/500 sf GFA, plus 5 spaces	None	None	Allowed	Allowed	2A,B
3.09	Church/Mosque	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	None	None	Allowed	Allowed	2A,B
3.10	Community center	1/300 sf GFA; 10 minimum	5% of parking	None	Not Allowed	Allowed	2A,B
3.11	Convent	0.5/resident/bedroom	None	None	Allowed	Allowed	2A,B
3.12	Correctional facility	NOTE 1	None	NOTE 1	Not Allowed	Not Allowed	2A,B
3.13	Library	1/300 sf GFA	10% of parking	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA = 2	Allowed	Allowed	2A,B
3.14	Lodge	1/300 sf GFA	None	None	Allowed	Allowed	2A,B
3.15	Monastery	0.5/resident/bedroom	None	None	Allowed	Allowed	2A,B
3.16	Museum	1/1000 sf GFA	10% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2A,B
3.17	Orphanage, shelter	NOTE 1	None	Two	Not Allowed	Allowed	2A,B
3.18	Penal facility	NOTE 1	None	Two	Not Allowed	Not Allowed	2A,B
3.19	School, Public, & Private or Parochial	2/1000 sf GFA	5% of parking	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	Allowed	2A,B
3.20	School, public, private or parochial (Pre-K through 8)	1/1000 sf GFA	5% of parking	Over 25,000 sf GFA = 1	Allowed	Allowed	2A,B
3.21	School, Trade	1/200 sf GFA	None	None	Allowed	Allowed	2A,B
3.22	School, vocational B77	1/200 sf GFA	None	None	Allowed	Allowed	2A,B
3.23	Social, fraternal club	1/300 sf GFA	None	None	Allowed	Allowed	2A,B
3.24	Synagogue	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	None	None	Allowed	Allowed	2A,B
3.25	Temple	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	None	None	Allowed	Allowed	2A,B
3.26	Union hall	1/300 sf GFA	None	None	Allowed	Allowed	2A,B
3.27	University, college	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	5% of parking	1/50000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	Allowed	2A,B
3.28	Youth organization (with/without living facility)	1/500 sf GFA	5% of parking	None	Allowed	Allowed	2A,B
4.00	Office & Research Services	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	Not Allowed	Not Allowed	2A,B
4.02	Bank	1/200 sf GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed	2A,B
4.03	Courier & message service	1/400 sf GFA	None	None	Not Allowed	Allowed	2A,B
4.04	Credit union	1/200 sf GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed	2A,B
4.05	Data processing center	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.06	Employment agency	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.07	Financial institution	1/200 sf GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed	2A,B
4.08	Office, administrative/ manager's	1/400 sf GFA	5% of parking	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.09	Office, business	1/400 sf GFA	5% of parking	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.10	Office, medical	1/200 sf GFA	5% of parking	1/200,000 sf GFA	Not Allowed	Allowed	2A,B
4.11	Office, professional	1/400 sf GFA	5% of parking	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.12	Radio broadcasting studio	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.13	Research Laboratory	1/400 sf GFA	None	1/200,000 sf GFA	Allowed	Allowed	2A,B

MINIMUM PARKING REQUIREMENTS

4.14	School, Arts & Crafts	1/200 sf GFA	None	None	Allowed	Allowed	2A, B
4.15	Studio, Dance	1/400 sf GFA	None	None	Allowed	Allowed	2A, B
4.16	Studio, Music	1/400 sf GFA	None	None	Allowed	Allowed	2A, B
4.17	Studio, Photography	1/400 sf GFA	None	None	Allowed	Allowed	2A, B
4.18	Telemarketing agency	1/200 sf GFA	None	None	Not Allowed	Not Allowed	2A, B
4.19	Television broadcasting studio	1/400 sf GFA	None	None	Allowed	Allowed	2A, B
5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
5.01	Minimal Food Manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.02	Animal slaughter & processing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.03	Apparel manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.04	Beverage product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.05	Bread & bakery product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.06	Brewery	1/600 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.07	Chemical manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.08	Coal products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.09	Commercial & service industry manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.11	Computer product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.12	Dairy Product Manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.13	Electronic product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.14	Fabricated metal product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.15	Food manufacturing, other	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.17	Grain & oil seed milling	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.18	Household product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.19	Leather & allied product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.20	Machinery manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.22	Paper products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.23	Petroleum products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.24	Plastic products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.25	Primary metal manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.26	Recycling collection facility (large)	1/1,000 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.27	Recycling collection facility (small)	1/1,000 sf GFA	None	None	Allowed	Allowed	2C
5.28	Reverse vending machines	One	None	None	Allowed	Allowed	2C
5.29	Rubber product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.30	Seafood product preparation & processing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.32	Testing laboratory	1/400 sf GFA	None	1/100,000 sf GFA	Allowed	Allowed	2C
5.33	Textile mill	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.34	Textile product mill	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.35	Tobacco product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.36	Transportation equipment manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.37	Wood products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
6.00	Medical & Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
6.01	Assisted living facility (elderly)	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.02	Clinic	1/250 sf GFA	5% of parking	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.03	Convalescent home	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.04	Drug store	1/250 sf GFA	5% of parking	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.05	Hospital	1/400 sf GFA	2% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2I, C
6.06	Intermediate care facility (elderly)	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.07	Medical laboratory	1/400 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.08	Medical treatment facility	1/400 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.09	Nursing home	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C

MINIMUM PARKING REQUIREMENTS

6.10	Optical dispensary	1/250 sf GFA	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.11	Pharmacy	1/250 sf GFA	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.12	Rest home	1/3 patient unit	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.13	Sanitarium	1/3 patient unit	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
7.00	Mining & Quarrying Operations		Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
						Required	Excess
							Notes
7.01	Batching plant	None	None	None	Allowed	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	Allowed	Allowed	2F
7.03	Drilling gas well	None	None	None	Allowed	Allowed	2F
7.04	Drilling oil well	None	None	None	Allowed	Allowed	2F
7.05	Quarry	None	None	None	Allowed	Allowed	2F
7.06	Raw material processing	None	None	None	Allowed	Allowed	2F
7.07	Sand & gravel extraction	None	None	None	Allowed	Allowed	2F
7.08	Shaft mining	None	None	None	Allowed	Allowed	2F
7.09	Strip mining	None	None	None	Allowed	Allowed	2F
8.00	Motor Vehicle Sale & Service		Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
						Required	Excess
							Notes
8.01	Ambulance service	1/400 sf of GFA of buildings; plus 1/ambulance parking areas	None	None	Not Allowed	Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Not Allowed	Not Allowed	Storage Only 2C
8.03	Automobile part sales	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Not Allowed	Allowed	2C
8.05	Automotive repair garage	3/each service bay not counting service bays as parking spaces	None	None	Not Allowed	Not Allowed	2C
8.06	Automotive service station	3/each service bay not counting service bays as parking spaces	None	None	Not Allowed	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.08	Bus (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.09	Carwash, full-service	1/400 sf of GFA of buildings; includes parking in queue line	None	None	Not Allowed	Not Allowed	2C
8.10	Carwash, self-service	1/400 sf of GFA of buildings; includes parking in bays	None	None	Not Allowed	Not Allowed	2C
8.11	Commercial fueling station	1/250 sf of GFA of buildings; not counting parking in fueling areas	None	None	Not Allowed	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.16	Light truck (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Not Allowed for Sales, Service or Rental	Not Allowed for Sales, Service or Rental	2C
8.17	Light truck part sales	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Not Allowed	Allowed	2C

MINIMUM PARKING REQUIREMENTS

8.18	Manufactured home (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Allowed	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Allowed	Allowed	2C
8.20	Motor Vehicle Repair (Major)	3/each service bay not counting bays as parking spaces	None	None	Not Allowed	Not Allowed	2C
8.21	Motor Vehicle Repair (Minor, Vehicle Inspections Station)	3/each service bay not counting service bays as parking spaces	None	None	Not Allowed	Allowed	2C
8.22	Motorcycle (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Not Allowed for Sales, Service or Rental	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/400 sf of GFA of buildings; plus stall parking areas	None	None	Allowed	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Allowed	Allowed	2C
8.25	Truck stop	1/500 sf GFA all buildings	None	None	Not Allowed	Not Allowed	2C
9.00	Parking & Loading	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
9.01	Garage, parking (commercial)	Not applicable	Not applicable	Not applicable	Not Allowed	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	Not applicable	Not Allowed	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	Not applicable	Not Allowed	Not Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Allowed	Allowed	Dependent upon use
10.00	Personal Services	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
10.01	Barber shop	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.02	Beauty salon	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.03	Cemetery	1/200 sf GFA of buildings	None	One	Allowed	Allowed	2C
10.04	Crematorium	1/400 sf GFA of buildings	None	one	Allowed	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/250 sf GFA	None	None	Not Allowed	Allowed	2C
10.08	Extermination Services	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.09	Funeral home	1/100 sf GFA of auditorium and visitors areas	None	None	Allowed	Allowed	2C
10.11	Laundromat, laundry	1/200 sf of GFA	None	None	Not Allowed	Allowed	2C
10.12	Laundry (commercial)	1/200 sf floor area	None	One	Not Allowed	Allowed	2C
10.13	Locksmith	1/250 sf GFA	None	None	Not Allowed	Allowed	2C
10.15	Mausoleum	1/400 sf GFA of buildings	None	One	Allowed	Allowed	2C
10.16	Mortuary	1/100 sf GFA of auditorium and visitors areas	None	None	Allowed	Allowed	2C
10.17	Photofinishing lab	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.18	Shoe repair shop	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.19	Tattoo parlor	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.20	Taxidermist	1/250 sf GFA	None	None	Allowed	Allowed	2C
11.00	Recreation Amusement & Entertainment	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
11.01	Adult motion picture theatre	1/100 sf GFA	None	None	Not Allowed	Allowed	2D
11.02	Amusement game complex (indoor)	1/200 sf GFA	10% of parking	1/50,000 sf GFA of buildings	Allowed	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1000 sf GFA of indoor & outdoor rec areas	10% of parking	1/50,000 sf GFA of indoor & outdoor rec areas	Allowed	Allowed	2D

MINIMUM PARKING REQUIREMENTS

APPENDIX "C"

11.04	Athletic facility (indoor)	1/500 sf GFA	5% of parking	None	Allowed	Allowed	2D
11.05	Athletic facility (outdoor)	1/500 sf GFA of buildings, pools and courts	5% of parking	None	Allowed	Allowed	2D
11.06	Ballroom	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	None	One	None	None	2D
11.07	Billiard and pool hall	1/250 sf GFA	None	None	Allowed	Allowed	2D
11.08	Bingo hall	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	None	None	Allowed	Allowed	2D
11.09	Bowling alley	4/lane plus 1/200 sf GFA of non-bowling accessory uses	5% of parking	One	Allowed	Allowed	2D
11.10	Campground	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	Allowed	2D
11.11	Coliseum	1/50 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.12	Community recreational building	1/400 sf GFA	5% of parking	None	Allowed	Allowed	2D
11.13	Convention center	1/400 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.14	Dancehall	1/50 sf of GFA	5% of parking	One	Allowed	Allowed	2D
11.15	Exercise facility (indoor)	1/200 sf GFA	5% of parking	One	Allowed	Allowed	2D
11.16	Exhibition hall	1/50 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.17	Fairground	1/1000 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.18	Gambling casino	1/50 sf of GFA	None	1/100,000 sf	Allowed	Allowed	2D
11.19	Go-cart track	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	10% of parking	None	Allowed	Allowed	2D
11.20	Golf course (with/without restaurant & bar)	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	5% of parking	None	Allowed	Allowed	2D
11.22	Golf driving range	1/tee space plus 1/200 sf GFA of buildings	None	None	Allowed	Allowed	2D
11.23	Ice skating facility	1/300 sf GFA	10% of parking	None	Allowed	Allowed	2D
11.24	Lazer games center	1/300 sf GFA	10% of parking	None	Allowed	Allowed	2D
11.25	Miniature golf course	1/hole	10% of parking	None	Allowed	Allowed	2D
11.26	Movie theatre (indoor)	1/4 seats	10% of parking	None	Allowed	Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	None	None	Not Allowed	Not Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/100 sf GFA	None	None	Allowed	Allowed	2D
11.29	Nude live entertainment club	1/100 sf GFA	None	None	Allowed	Allowed	2D
11.30	Paint ball center (indoor)	1/300 sf GFA	5% of parking	None	Allowed	Allowed	2D
11.31	Paint ball center (outdoor)	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	5% of parking	None	Allowed	Allowed	2D
11.32	Park,	2 per acre of outdoor rec. 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.	2 per acre of outdoor area.	None	Allowed	Allowed	2D
11.33	Racetrack, auto or truck	1/5 seats for stands	None	1/25,000 sf GFA	Allowed	Allowed	2D
11.34	Racetrack, motorcycle	1/5 seats for stands	None	1/25,000 sf GFA	Allowed	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/400 sf GFA	5% of parking	None	Not Allowed	Allowed	2D
11.36	Racquetball club (outdoor) (with/without restaurant & bar)	1/400 sf GFA of buildings & courts	5% of parking	None	Not Allowed	Allowed	2D
11.37	Roller skating facility	1/300 sf GFA	10% of parking	None	Not Allowed	Allowed	2D
11.38	Sauna, exercise room	None	None	None	Not Allowed	Allowed	2D
11.39	Shooting range, archery, gun (indoor)	1/shooting station	None	None	Not Allowed	Allowed	2D
11.40	Shooting range archery or gun (outdoor)	1/shooting station	None	None	Not Allowed	Allowed	2D
11.41	Skateboarding facility (indoor)	1/500 sf GFA	10% of parking	None	Not Allowed	Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1000 sf outdoor rec area	10% of parking	None	Not Allowed	Allowed	2D
11.44	Sports arena/Stadium	1/5 seats in main arena	5% of parking	1/100,000 sf; min one	Not Allowed	Allowed	2D
11.45	Swimming pool (commercial)	1/300 sf GFA pool areas & buildings	10% of parking	None	Not Allowed	Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3/court	10% of parking	None	Not Allowed	Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	3/court	10% of parking	None	Not Allowed	Allowed	2D
11.48	Theatre, performing	1/4 seats or 1/100 sf of floor area	5% of parking	1/100,000 sf; min 2	Not Allowed	Allowed	2D
11.49	Tramway	20 spaces/use	None	None	Allowed	Allowed	2D

MINIMUM PARKING REQUIREMENTS

12.00	Repair & Service	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
12.01	Commercial equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.02	Electronic equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.03	Household goods repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.04	Industrial equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.05	Personal goods repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.06	Precision equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
13.00	Residential	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None	None	None	Allowed	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1.5/one bedroom apt	1/efficiency apt; 2/two or more bedroom apt	5% of parking	None	None	2C
13.03	Bed and Breakfast (residence)	1/rented bedroom plus number required for operator's residence		None	None	None	2C
13.04	Bed and Breakfast Inn	1/rented bedroom plus number required for operator's residence		None	None	None	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence		None	None	None	2C
13.06	Congregate home	1/guest room plus number required for operator's residence		None	None	None	2H
13.07	Domestic garden house, toolhouse, playhouse	None	None	None	Allowed	Allowed	2H
13.08	Domestic storage	None	None	None	Allowed	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit		None	None	None	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit		None	None	None	2H
13.11	Family home	1/3 resident bedrooms plus number required for operator's residence		None	None	None	2H
13.12	Guest, employee quarters	2/dwelling unit		None	None	None	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit		None	None	None	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit		None	None	None	2H
13.15	Hotel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space		None	1/100,000 sf GFA	None	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit		None	None	None	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required		None	None	None	2H
13.18	Industrialized House	2/dwelling unit in each unit		None	None	None	2H
13.19	Laundry room	None	None	None	Allowed	Allowed	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit		None	None	None	Dependent upon use
13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence		None	None	None	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit		None	None	None	2H
13.23	Manufactured home park	2 for office and landry building; plus number required in each unit		None	None	None	2C
13.24	Motel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space		None	1/100,000 sf GFA	None	2C
13.25	Quadraplex	2/dwelling unit		None	None	None	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA		None	None	None	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit		None	None	None	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence		None	None	None	2C

MINIMUM PARKING REQUIREMENTS

APPENDIX "C"

14.00	Sales, Retail & Wholesale	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit	None	None	Allowed	Allowed	2H
13.31	Single-family detached dwelling	2/dwelling unit	None	None	Allowed	Allowed	2H
13.32	Swimming pool, game court (non-commercial)	None	None	None	Allowed	Allowed	2H
13.33	Triplex	2/dwelling unit	None	None	Allowed	Allowed	2H
14.01	Adult book store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.02	Bakery	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.03	Book store	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.04	Boutique	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.05	Cafeteria	1/100 sf GFA	5% of parking	1/100,000 sf GFA	Not Allowed	Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	Allowed	Allowed	2C
14.08	Convenience store	1/300 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.09	Convenience store with gas pumps	1/250 sf GFA of building; not counting spaces at the pumps	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.10	Delicatessen	1/100 sf GFA	None	None	Allowed	Allowed	2C
14.12	Farm supply store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.13	Feed dealer	1/500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.14	Flea market (indoor)	1/250 sf GFA	None	None	Allowed	Allowed	2C
14.15	Flea market (outdoor)	2/food vendor stalls plus 1/other vendor stalls (not counting the stall space)	None	None	Allowed	Allowed	2C
14.16	Flower shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.17	Grocery	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.18	Hobby store	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.19	Home Improvement Center	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.20	Ice cream parlor	1/100 sf GFA	5% of parking	None	Allowed	Allowed	2C
14.21	Material sales(building & construction)	1/500 sf GFA of buildings and roofed structures	None	1/50,000 sf GFA of buildings and roofed structures	Allowed	Allowed	2C
14.22	Music Store	1/250 sf GFA	None	None	Allowed	Allowed	2C
14.23	Newspaper Printing Facility	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.24	Nursery, greenhouse	1/500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.25	Other retail establishment (high-volume)	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.26	Other retail establishment (low-volume)	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.29	Package liquor store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.30	Pawn shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.31	Pet shop (including grooming)	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.32	Print & copy shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.33	Produce stand	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.34	Restaurant (drive-in or walk-up)	1/100 sf GFA	None	None	Not Allowed	Allowed	2C
14.35	Restaurant (sit down)	1/100 sf GFA	5% of parking	None	Allowed	Allowed	2C
14.36	Shopping center, community	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.37	Shopping center (regional)	1/270 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.39	Specialty shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.40	Sporting goods store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.41	Supermarket	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.42	Superstore	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.43	Warehouse club	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2C

MINIMUM PARKING REQUIREMENTS

15.00	Signs	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
15.01	On-premise advertising	None	None	None	Allowed	Allowed	N/A
15.02	Off-premise advertising	None	None	None	Allowed	Allowed	N/A
16.00	Temporary Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
		1/1000 sf of gross outdoor & indoor rec areas	5% of parking	1/100,000 sf of gross outdoor & indoor rec areas			
16.01	Amusement rides, park				Allowed	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	Allowed	Allowed	2E
16.03	Christmas tree stand	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
		1/1000 sf of gross outdoor & indoor rec areas	5% of parking	1/100,000 sf of gross outdoor & indoor rec areas			
16.04	Circus				Allowed	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	Allowed	Allowed	2E
16.06	Firewood sales	1/1000 sf of gross storage and sales areas	None	None	Allowed	Allowed	2E
16.07	Garage sales	None	None	None	Allowed	Allowed	2E
		None	None	None			
16.08	Mobile office/storage unit (related to const operations)				Allowed	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/400 GFA	None	None	Allowed	Allowed	2E
16.10	Model dwelling	2/unit	None	None	Allowed	Allowed	2E
		1/1000 sf of gross outdoor & indoor rec areas	5% of parking	1/100,000 sf of gross outdoor & indoor rec areas			
16.11	Carnival				Allowed	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	Allowed	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	Allowed	Allowed	2E
16.17	Tents (special events)	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.18	Yard sale	None	None	None	Allowed	Allowed	2E
17.00	Towers & Related Structures	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	Allowed	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	Allowed	Allowed	N/A
		None	None	None			
17.03	Cellular telecommunication antenna, ground-mounted				Allowed	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	Allowed	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	Allowed	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	Allowed	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	Allowed	Allowed	N/A
17.08	Solar conversion systems	None	None	None	Allowed	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	Allowed	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	Allowed	Allowed	N/A
17.11	Wind-driven electrical generator, pump	None	None	None	Allowed	Allowed	N/A

MINIMUM PARKING REQUIREMENTS

18.00	Transportation Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
18.01	Airpad	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.02	Airport	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.03	Auxiliary rail facilities	None	None	None	Subject to Application	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	Subject to Application	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	Subject to Application	Subject to Application	2F
18.06	Heliport	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.07	Helistop	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.08	Interlocking tower	None	None	None	Subject to Application	Subject to Application	2F
18.09	Intermodal facility	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.10	Motor carrier terminal	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.11	Passenger station	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.12	Railroad R.O.W.	None	None	None	Subject to Application	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	Subject to Application	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	Subject to Application	Subject to Application	2F
18.15	Railyard	None	None	None	Subject to Application	Subject to Application	2F
18.16	Transportation terminal, Type A	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.17	Transportation terminal, Type B	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
19.01	Communication utility facility	NOTE 1	None	None	Subject to Application	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	Subject to Application	Subject to Application	2F
19.04	Major utility facility	NOTE 1	None	None	Subject to Application	Subject to Application	2F
19.05	Minor utility facility	None	None	None	Subject to Application	Subject to Application	2F
19.06	Resource recovery plant	None	None	None	Subject to Application	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	Subject to Application	Subject to Application	2F

MINIMUM PARKING REQUIREMENTS

19.08	Stormwater retention basin (public/private)	None	None	None	Subject to Application	Subject to Application	2F
19.09	Utility storage yard	None	None	None	Subject to Application	Subject to Application	2F
19.10	Water & wastewater utility facility	NOTE 1	None	None	Subject to Application	Subject to Application	2F
NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR USING NATIONALLY RECOGNIZED STANDARDS							
NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZON 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, for parking in excess of the required parking, 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 Director of Development Services; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".						
B. Office, Educational or Institutional greater than 5000 SF building							
	Gravel or screenings surfaced parking may be incorporated for parking in excess of the required parking only.						
	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 Director of Development Services; and signage shall be installed indicating "Overflow Parking Only".						
	All access drives to required parking shall be hard surfaced.						
C. Commercial/ Manufacturing/ Warehousing/ Storage/ Construction Yards/ and High Traffic Uses:							
	Gravel/screenings surfaces may be incorporated for parking in excess of the required parking, 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 Director of Development Services; 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						
D. 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 parking in excess of the required parking, and for required parking where on-site ponding or permanent desilting basins are provided.						
	Gravel/screenings surfaces may be incorporated for parking in excess of the required parking and 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 Director of Development Services.						
	All access drives to required hard surfaced parking shall be hard surfaced.						
E. Temporary Uses							
	Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the Development Services Director .						
	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 Director of Development Services.						
F. 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 Development Services Director						
	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 Director of Development Services.						

MINIMUM PARKING REQUIREMENTS

G. 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, and for parking in excess of the required parking.
H. 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
3.	For all parking in excess of the required parking within side and rear yards.
	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 Director of Development Services.
I. 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 either required or excess 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 either required or excess 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.