

Parking Requirements

Per Square Foot (sf.) of Gross Floor Area (GFA) – The Gross Floor Area represents the interior space of a building, plus (unless otherwise specified) the area of any parts of parcel proposed for development that re delineate dna dused in a manner that is comparable in function to the use of the inside of the building (e.g., outdoor dining areas).

Per Dwelling Unit, Per Guest Room or Per Bedroom (BR) – The phrase “per dwelling unit” or “per guest room” or “per bedroom” means that the number of parking spacing is calculated based either the number of overnight guest rooms, residential dwelling units or, in some cases, the number of bedrooms in the dwelling units.

Required Parking	
Land Use	Required Off-Street Parking Spaces
Agriculture and Ranch Use	
Animal production/ranching	None
Commercial Stables	None
Crop Production and Sales	None
Game Ranch	None
Residential Uses	
Cottage or Tiny Home	1 spaces per dwelling unit, unless in DR District, as set out in Section 4.3.6, <i>Special Standards for Downtown Residential</i> .
Single-Family Detached or Attached	2 spaces per dwelling unit
Industrialized Housing	2 spaces per dwelling unit
Manufactured Home	2 spaces per dwelling unit
Duplex	2 spaces per dwelling unit
Townhouse	2 spaces per dwelling unit
Apartment, Triplex, or Quadplex	1.5 spaces for dwelling units 1 BR and efficiency 2 spaces for dwelling units 2 BR and greater
Live-work unit	3 spaces per dwelling unit
Loft Apartment	1 space per dwelling unit
Civic Uses	
Aviation Uses, Fixed Wing	Determined by the aviation institution ¹
Aviation Uses, Rotary Wing	Determined by the aviation institution ¹
Cemetery	Determined by the cemetery institution ¹
Child-care Facility, Day-Care Center	1 space per 400 sf GFA
Child-care Facility, Residential	1 space for every 2 bedrooms
College / University	Determined by the university ¹
Community Assembly / Amenity	1 space per 300 sf GFA
Education, Elementary or Middle School	2 spaces per classroom plus 1 per 4 seats of auditorium or flex performance space
Education, High School	10 spaces per classroom, plus 1 per 4 seats of auditorium or flex performance space
Government	1 space per 250 sf GFA up to 10,000 sf GFA. Above 10,000 sf GFA determined by governmental entity ¹
Housing and Services for the Aging	1 space per 3 living units
Hospital	Determined by the hospital ¹
Neighborhood Amenity	1 space per 300 sf GFA
Religious Institutions	1 space per 300 sf GFA
Social Service Institution	1 space per 300 sf GFA
Transportation Facilities	Determined by Director ¹
Utilities, Local / Neighborhood	No parking required
Utilities, Major	Determined by the Director ¹
Wireless Transmission Facility	No parking required
Commercial Uses	
Animal Clinic or Services	1 space per 300 sf GFA
Bar or Night Club	1 space per 100 sf GFA
Brewery/Distillery/Winery	1 space per 100 sf GFA of public area, plus 1 space per 1,000 sf GFA of brewing/manufacturing area
Business or Trade School	Determined by the school ¹
Campground	1 space per camp site
Food and Drink Establishment (general)	1 space per 100 sf GFA, including outdoor seating
Food and Drink Establishment (neighborhood)	1 space per 100 sf GFA, including outdoor seating

Commercial Uses (cont.)	
Hotel / Lodging, Full Service Hotel / Lodging, Limited Service Hotel / Lodging , Resort	1 space per guest room, plus 1 space per 300 sf GFA of meeting rooms/conference center, offices, and all recreation facilities open to the public, plus 50% of the parking requirements for restaurants and bars that are open to the public
Medical Clinic	1 space per 250 sf GFA
Office	1 space per 300 sf GFA
Office, Medical	1 space per 250 sf GFA
Office Showroom	1 space per 400 sf GFA
Parking, Commercial	N/A
Pawn Shop	1 space per 250 sf GFA
Personal Services	1 space per 250 sf up to 10,000 sf GFA, plus 1 space per 500 sf GFA above 10,000 GFA
Recreation / Entertainment, Indoor	1 space per 250 sf GFA
Recreation / Entertainment, Outdoor	Determined by Director ¹
Recreational Vehicle (RV) Park	1 space per RV space
Retail Sales, General	1 space per 250 sf GFA up to 10,000 sf GFA, plus 1 space per 500 sf GFA above 10,000 GFA
Retail Sales and Services, Heavy Equipment	1 space per 300 sf GFA up to 25,000 sf GFA plus 1 space per 1,000 sf GFA above 25,000 GFA
Retail Sales and Services, Large Scale	1 space per 250 sf GFA up to 25,000 sf GFA, plus 1 space per 1,000 sf GFA above 25,000 GFA
Shopping Center	1 space per 200 sf GFA up to 20,000 sf GFA, plus 1 space per 500 sf GFA above 20,000 GFA
Special Event Venue	Determined by Director
Vehicle Gas or Fueling Station	1 space per 250 sf GFA
Vehicle Sales and Rentals	1 space per 500 sf GFA of office space and indoor showroom, plus parking requirement for any applicable vehicle services
Vehicle Services	1 space per 200 sf GFA + 3 spaces per service bay
Industrial Uses	
Contractor Services	1 space per 500 sf GFA
Heavy Industrial	1 space per 2,000 sf GFA
Light Industrial	1 space per 1,000 sf GFA
Research and Development	1 space per 500 sf GFA
Resource Extraction	Determined by establishment owner ¹
Scrap and Salvage Yard	1 spaces per 5,000 sf GFA of storage area up to 20,000 sf GFA
Storage, Self	1 space per 250 sf GFA of office/retail space
Storage Yard	1 space per 500 sf GFA of office space
Warehouse	1 space per 1,250 sf GFA
Waste Related Services	1 space per 1,250 sf GFA
Notes	
¹ Where parking is to be determined by the Director or the business or establishment owner, the applicant shall present the Director with the Site Development Plan and include a justification for the proposed number and location of parking spaces. Such justification may potentially include a parking study and/or cite examples from other communities to demonstrate the adequacy of the proposed number of spaces.	

Required Parking, Downtown	
Downtown Sub-district	Required Parking Spaces
Downtown (Core)	
Loft Apartment	No parking required (up to four dwelling units) 1 space per dwelling unit starting with the fifth dwelling unit and all additional dwelling units.
Hotel	0.5 space per guest room, plus parking at a rate of 1 space per 1,000 GFA for uses such as bars, restaurants, retail, and services open to the general public
All Other Non-Residential Uses	No new/additional parking required for existing square footage. 1 space per 1,000 sf GFA for new or additional square footage
Downtown (Transition)	
Apartment	1 space per dwelling unit
Loft Apartment	No parking required (up to two dwelling units). 1 space per dwelling unit starting with the third dwelling unit and all additional dwelling units.
Hotel	1 space per guest room
All Other Non-Residential Uses	1 space per 500 sf GFA