

Amendment #A3

Revision of Section 29-4.3 Parking and loading regarding parking for *Light Vehicle Service and Repair* and *Gas Station or Fueling Center*

Text to be added shown in **BLUE, UNDERLINED, AND HIGHLIGHTED** and text to be removed shown in ~~blue, strikethrough and highlighted~~

Article 4. FORM AND DEVELOPMENT

Sec. 29-4.3. Parking and loading

(a) *Applicability.*

(b) *Parking requirements.*

- (1) *Required parking spaces.* The minimum and maximum off-street parking requirements for all uses allowed by this Code are listed in Table 4.3-1.

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Table 4.3-1: Minimum Required Off-Street Parking and Maximum Permitted Off-Street Parking for Selected Uses	
sf = square feet; gfa = gross floor area	
Category	Standard
RESIDENTIAL USES	
Household Living	
Dwellings, One-Family Detached	2 spaces/dwelling unit
Dwelling, One-Family Attached	
Dwelling, Two-Family	
Dwelling, Live-Work	1 space/dwelling unit
Dwelling, Multi-family	1.0 spaces/dwelling unit for "efficiency" apartment (i.e., units without a separate bedroom); 1.5 spaces/dwelling unit for 1 bedroom units; 2 spaces/dwelling unit for 2 bedroom units; 2.5 spaces/dwelling for 3 or more bedroom units; in addition to required parking for residents, 1 space/5 dwelling units will be required for visitor parking.
Manufactured Home Park	2 spaces/dwelling unit
Second Primary Dwelling Unit	1 space/dwelling unit
Group Living	
Boardinghouse	1 space/3 guests design capacity
Continuing Care Retirement Community	1 space/3 habitable units
Dormitory/Fraternity/Sorority	1 space/2 occupants the building is ultimately designed to accommodate. Community development director may reduce requirements for dorms by not more than 20% during such periods students are not permitted autos.
Group Care Home, Large	1 space/2 beds design capacity
Group Home, Small	
Halfway House	

Residential Care Facility	1 space/6 beds, but not less than 2 spaces
Temporary Shelter	1 space per 4 occupants design capacity
PUBLIC and INSTITUTIONAL USES	
Adult and Child Care	
Adult Day Care Center Family Day Care Center	1 space/800 sf gfa plus 2 additional spaces or "pull-over" space for 2 vehicles out of the flow of driveway traffic.
Community Service	
Assembly or Lodge Hall	1 space/200 sf gfa
Cemetery or Mausoleum	No requirement
Community/Recreation Center	1 space/500 sf gfa
Elementary School	1 space/10 seats in the auditorium or main assembly room, or 1 space/classroom, whichever is greater
Secondary School (middle and high)	1 space/6 seats in the main auditorium or 3 spaces/classroom, whichever is greater
Funeral Home or Mortuary	1 space/6 seats or per 200 sf gfa in main assembly area, whichever is greater
Higher Education Institution	1 space/500 sf gfa of office, research, and library area plus 1 space/200 sf gfa of auditorium space
Hospital	1 space/500 sf gfa
Museum or Library	1 space/1,000 sf gfa
Police or Fire Station	No requirement
Public Service Facility	1 space/300 sf gfa
Public Park, Playground	Park/Playground: 1 space/5,000 sq. ft. of land area; Playfield (e.g., baseball, soccer): 20 spaces/field (min.)
Golf Course	1 space/400 sq. ft. of clubhouse area or 6 spaces/hole, whichever is greater
Religious Institution	1 space/6 seats or per 200 sf main assembly area, whichever is greater
Reuse of Place of Public Assembly	No requirement
COMMERCIAL and INDUSTRIAL USES	
Agricultural & Animal Related	
Agriculture	No requirement
Farmer's Market	1 space/booth; host property parking may apply if farmer's market does not leave host use deficient
Greenhouse or Plant Nursery	1 space/1,000 sf gfa
Pet Store or Pet Grooming	1 space/300 sf gfa
Urban Agriculture	No requirement
Veterinary Hospital	1 space/400 sf gfa
Food & Beverage Service	
Bar or Nightclub	1 space/150 sf gfa
Restaurant (no drive-through)	1 space/150 sf gfa
Restaurant (with drive-through)	1 space/200 sf gfa Refer to Table 4.4-3 for drive-through stacking space requirements
Guest Accommodations	
Bed and Breakfast	1 space/manager plus 1 space/dwelling unit
Hotel or motel	2 spaces/3 guest rooms plus 1 space/200 sf gfa in all accessory uses including restaurants and meeting rooms

Travel Trailer Park	1 space/1,500 sf of land area
Office	
Commercial or Trade School	1 space/400 sf of enclosed floor space
Office	1 space/300 sf gfa (General) 1 space/200 sf gfa (Medical)
Research and Development Laboratory	1 space/600 sf gfa
Wholesale Sales Offices and Sample Room	1 space/600 sf gfa
Personal Services	
Personal Services, General	1 space/400 sf gfa
Self-service Storage Facilities	1 space/20 storage units
Tree or Landscaping Service	1 space/1,000 sf gfa
Recreation & Entertainment	
Indoor Recreation or Entertainment Physical Fitness Center	General: 1 space/400 sf gfa Indoor Theater: 1 space per each 6 seats design capacity
Indoor Entertainment, Adult	1 space/400 sf gfa
Outdoor Recreation or Entertainment	General: 1 space/5,000 sf of land area, or 1 space/3 person design capacity, whichever is less; Swimming Pools: 1 space/200 sf of pool surface area
Theater, Drive-In	No requirement
Retail	
Alcoholic Beverage Sale	1 space/300 sf gfa
Retail, General, Small	
Retail, Adult, Small	1 space/300 sf gfa
Retail, General, Large	
Retail, Adult, Large	1 space/400 sf gfa
Vehicles & Equipment	
Car Wash	2 stacking/drying spaces/stall
<u>Gas Station or Fueling Center</u>	<u>1 space/ 500 sf gfa of any retail convenience store. Pump island spaces may be counted as parking spaces.</u>
Heavy Vehicle and Equipment Sales, Rental, and Servicing	1 space/ 1,000 sf gfa
Light Vehicle Sales or Rental	1 space/ 500 sf gfa
Light Vehicle Service or Repair	1 space/ 500 300 sf gfa
Parking Lot, Commercial	
Parking Structure, Commercial	
INDUSTRIAL USES	
Commercial Services	
Heavy Commercial Services	1 space/750 sf gfa
Mechanical and Construction Contractors	1 space/1,000 sf gfa
Warehousing and Storage	1 space/2,000 sf gfa
Wholesale Distribution	1 space/2,000 sf gfa
Manufacturing, Production, and Extraction	
Artisan Industry	1 space/1,000 sf gfa
Bakery	
Heavy Industry	
Light Industry	
Machine Shop	
Mine or Quarry	No requirement
Transportation	

Airport	As determined by the Columbia Regional Airport management
Bus Barn or Lot	No requirement
Bus Station	
Rail or Truck Freight Terminal	
Waste & Salvage	
Sanitary Landfill	No requirement
Automobile Wrecking and Junk Yard	
ACCESSORY USES	
Accessory Dwelling Units	No additional spaces for accessory dwelling units having up to 2 bedrooms; 1 additional space for 3 bedrooms
Drive-Up/Through Facility	Refer to Table 4.4-3 for drive-through stacking space requirements
All other accessory uses	No requirement
TEMPORARY USES	
Temporary Construction Yard or Office	2 spaces
Temporary Real Estate Sales/Leasing Office	2 spaces
All other temporary uses	No Requirement