

Pertaining to the Amendments of the Calvert County Zoning Ordinance
(Calvert County Zoning Ordinance Section 5-1.12 Parking Requirements for Residential Development, Table 5-6 Number of Parking Spaces Required, Section 6-3 Parking and Loading Requirements for Non-Residential Uses, Table 6-2 Number of Parking Spaces Required, Section 6-4.02 Vehicular Flow, and Article 12 Definitions)

RE: Parking Requirements

(Text Amendment Case No.14-01)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, by Ordinance 35-06, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance;

WHEREAS, after study and evaluation, the Calvert County Department of Community Planning & Building recommended to the Planning Commission and the Board of County Commissioners text amendments to the Calvert County Zoning Ordinance (“CCZO”), Section 5-1.12 Parking Requirements for Residential Development; Table 5-6 Number of Parking Spaces Required; Section 6-3 Parking and Loading Requirements for Non-Residential Uses; Table 6-2 Number of Parking Spaces Required; Section 6-4.02 Vehicular Flow; and Article 12 Definitions;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) conducted a joint public hearing on October 21, 2014, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission voted to hold the record open for two weeks. At their November 19, 2014 meeting, the Planning Commission discussed public comments received, recommended adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

WHEREAS, after considering the evidence which had been presented at the public hearing regarding the proposed text amendments and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendments to the Calvert County Zoning Ordinance as set forth in Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland, that Section 5-1.12 Parking Requirements for Residential

Development; Table 5-6 Number of Parking Spaces Required; Section 6-3 Parking and Loading Requirements for Non-Residential Uses; Table 6-2 Number of Parking Spaces Required; Section 6-4.02 Vehicular Flow; and Article 12 Definitions of the CCZO **BE**, and hereby **IS**, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinance).

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance, are found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation.

DONE, this 2nd day of December 2014 by the Board of County Commissioners of Calvert County, Maryland.

Aye:	<u>5</u>	_____
Nay:	<u>0</u>	_____
Absent/Abstain:	<u>0</u>	_____

[SIGNATURES ON FOLLOWING PAGE]

BK 00046 PG 321

Ordinance No. 47-14

RE: Text Amendment Case No. 14-01

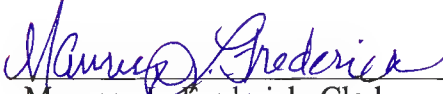
Amendments to the Calvert County Zoning Ordinance

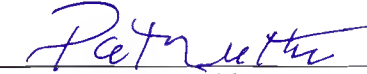
RE: Parking Requirements

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ATTEST:

**BOARD OF COUNTY
COMMISSIONERS OF CALVERT
COUNTY, MARYLAND**



Maureen L. Frederick, Clerk

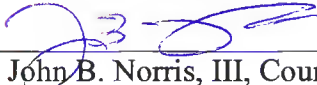

Pat Nutter, President

Approved for form and legal
sufficiency on 11/25/14


Steven R. Weems, Vice-President

by:


Gerald W. Clark


John B. Norris, III, County Attorney


Susan Shaw


Evan K. Slaughenaupt Jr.

Received for Record 12/21 2014
at 2:46 o'clock P.M. Same day
recorded in Liber KPS No. 46
File 319 COUNTY COMMISSIONERS
CERT. MINES AND RESOLUTION.



Article 5: Residential Development Requirements**5-1.12 Parking Requirements for Residential Development**

- A. The provisions of this Section shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the **primary principal** use is being changed **or accessory uses are being changed or added**. Occupancy permits will not be granted until such parking and loading facilities are constructed and available. See Section 5-3.08 for additional parking requirements that apply to Townhouse, Single-Family Attached, and Multi-family Development.
- B. Parking, loading and driveway surfaces shall meet the standards of the Road Ordinance (Chapter 104 of the Code of Calvert County).
- C. **Parking Space Requirements**
1. For the purpose of this Section, each off-street parking space shall measure ~~a minimum of~~ **at a minimum** nine feet by 18 feet, exclusive of access drives.
 2. Parallel parking spaces shall measure 23 feet by seven feet, **at a minimum**.
 3. Individual garages shall not be counted when calculating the number of parking spaces for single-family detached dwellings. The area covered by a carport shall be counted toward meeting the **minimum** parking requirements as long as the carport is not enclosed.
 4. All parking, passenger loading zones and signage for accessible parking spaces shall comply **at a minimum** with the Maryland Accessibility Code (MAC). All other current Federal and State accessibility guidelines for site design shall apply. Any dimensions listed in the Ordinance are offered as examples only.
 5. When calculating the number of parking spaces, fractions shall be rounded up.
 6. Parking spaces shall be provided ~~based on~~ **for each** individual uses **on the parcel** as indicated in Table 5-6.
 7. **Parking spaces within residential driveways shall measure nine feet by 23 feet, at a minimum for a single driveway space and nine feet by 18 feet for each additional in-line, tandem space.**

TABLE 5-6 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF SPACES
Apartment, Accessory to a Single-family Detached Dwelling	2 1
Apartment, Accessory for Resident Watchman/Caretaker	1
Apartment, Accessory Over a Business	1 per unit + 20% for overflow parking required for business (see parking matrix for mixed use)
Assisted Living Facility	1 per 5 beds + 1 per on-duty employee
Bed & Breakfast Facility, up to 2 Bedrooms in Use	2 per dwelling plus 1 per overnight lodging unit rented bedroom
Bed & Breakfast Facility, 3 to 5 Bedrooms in Use	2 per dwelling plus 1 per overnight lodging unit rented bedroom
Boarding House	2 per dwelling plus 1 per overnight lodging unit rented bedroom
Dwelling, Attached (Duplex, Triplex, Fourplex, Multi-family, Townhouse, or Mixed Residential) ^{12, 13}	3 1.5 per dwelling unit for efficiency or with 1-bedroom¹² 2 per dwelling unit with 2 bedrooms 3 per dwelling unit with 3 or greater bedrooms (2 per dwelling unit in the RCD)
Dwelling, Single-Family Detached (on lot ≤ 10,000 square feet) ¹² Guest and overflow parking is required for new single-family detached developments	3 2
Dwelling, Single-Family Detached (on lot > 10,000 square feet)	2
Group Home	2 per dwelling plus 1 per 2 overnight lodging unit rented bedrooms
Liveaboards	Included in marina parking
Lodgers in Residence	2 plus 1 per overnight lodging unit
Manufactured Home Community ¹²	2 per unit
Manufactured Home, Farm	2
Manufactured Home on Individual Lot	2
Manufactured Home or Recreational Vehicle (Emergency)	2
Manufactured Home For Resident Watchman/Caretaker	2
Manufactured Home Subdivision ¹²	2 per unit
Tenant House	2

¹² In addition, a minimum of an additional ~~10~~ **25** percent of the total number of **required** spaces **provided** for the attached **and detached** dwelling units shall be provided for guests and overflow parking. Such parking shall **either** be provided as **on-street parking or** a separate parking area(s) **located** within **easy walking distance 0.25 mi. from the furthest of the majority of the dwelling** units within the development.

¹³ **Note 1:** The Planning Commission may grant a reduction in the number of parking spaces required for single-family attached dwelling developments for an Age-Restricted Housing Community or an Affordable Housing Community if the community is located within a Town Center that is served by a public transportation system. **Note 2: Additional parking is not required for attached dwellings in the Rural Community District (RCD). The parking requirement for these units is 2 spaces per dwelling unit.**

Article 6: Non-Residential Development Requirements

6-3 PARKING AND LOADING REQUIREMENTS FOR NON-RESIDENTIAL USES

6-3.01 General Provisions

- A. The provisions of this Section shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the primary use is being changed **or accessory uses are being changed or added**. Occupancy permits will not be granted until such parking and loading facilities are constructed and available.
- B. Parking, loading and driveway surfaces shall meet the standards of the Road Ordinance.
- C. For the purpose of this Section, each off-street parking space shall measure a minimum of nine feet by 18 feet, exclusive of access drives. Parallel parking spaces shall measure 23 feet by seven feet. All parking, passenger loading zones and signage for accessible parking spaces shall **at a minimum** comply with the Maryland Accessibility Code (MAC). All other current Federal and State accessibility guidelines for site design shall apply. Any dimensions listed in the Ordinance are offered as examples only.
- D. When calculating the number of parking spaces, fractions shall be rounded up.
- E. The Planning Commission Administrator may allow up to 15 percent of the required number of parking spaces to be reserved for **future** construction **in the future** and/or designated as overflow parking provided that:
 1. the spaces shall be shown on the Site Plan and the area shall be graded and maintained in grass and reserved for future parking space construction if and when needed; and
 2. the applicant shall provide data that demonstrates that the reduction is not likely to create stacking or parking within rights-of-way or driveways; and
 3. one year after completion of **each the** construction **of the entire site phase**, the Planning Commission Administrator shall require part or all of the reserved parking to be constructed if, on a normal workday, the parking lot is full and parking is observed on an adjacent right-of-way. The applicant may be required to provide **traffic parking** counts before a determination is made.
 4. the applicant shall provide a bond, **equal to 125% of the estimated parking construction costs**, to ensure that the reserved parking area will be constructed if determined to be needed. The bond shall be submitted in accordance with the requirements of Section 4-2.06.
- F. **Table 6.2 provides the minimum number of required parking spaces. The maximum number of provided parking spaces may not exceed 125% of the minimum required. If a** An applicant **wishes may provide an additional 25% above the maximum; however the additional** ~~to provide more spaces than required by this Section, data justifying the request for additional spaces shall be provided to the Planning Commission Administrator for review and approval. If additional spaces are approved, the first five spaces may be constructed of an impervious surface. The remaining extra~~ spaces shall be pervious.

G. **For any non-residential use, a** minimum of four parking spaces shall be provided ~~for all non-residential uses~~. Additional parking spaces shall be provided ~~based on for each~~ individual uses **on the parcel** as indicated in Table 6-2. **If the business caters to boat traffic, up to 30 percent of the number of spaces required may be satisfied by providing an equal number of boat slips reserved exclusively for that purpose. Signage shall be provided for the transient slips.**

4. **Exceptions:**

- a. ~~If the business caters to boat traffic, up to 30 percent of the number of spaces required may be satisfied by providing an equal number of boat slips reserved exclusively for that purpose.~~
- b. ~~A shopping center, mall, plaza, or similar multi-service non-residential development of less than 10,000 square feet shall be computed based on individual use. Expansion of the development to 10,000 square feet or more will require the entire development to be recomputed in accordance with sub-paragraph 'c' below.~~
- c. ~~A shopping center, mall, plaza, or similar multi-service non-residential development of 10,000 square feet or more of gross leasable area shall be computed at a rate of one parking space per 200 square feet of net floor area, except theatres, which shall be computed separately,~~

H. **Shared parking is permitted within or among multiple adjoining or adjacent parcels for uses shown on a site plan.**

- 1. **For multiple use development, the following shared parking reduction factor shall be used. The number of parking spaces required is calculated by adding the total number of spaces required by each separate use and dividing the total by the appropriate factor from the Shared Parking Reduction Factor matrix. When more than two of the uses below share parking the lowest factor shall be used.**

Shared Parking Reduction Factor Matrix:

	Retail Commercial	Office	Hotel/Motel	Residential
Residential	1.2	1.4	1.1	1.1
Hotel/Motel	1.3	1.7	1.1	1.1
Office	1.2	1.1	1.7	1.4
Retail Commercial	1.2	1.2	1.3	1.2

Example:

30,000 sf non-medical office parked at 1 space per 300 sf = 100 spaces
 100 multi-family attached dwelling units parked at 2 per dwelling unit = + 200 spaces
 300 total
 Reduction factor: ÷ 1.4 spaces required: 214

2. For multiple uses involving uses not listed in the matrix above, the Planning Commission Administrator shall determine the appropriate reduction factor based on the specific characteristics of such uses. Such characteristics shall include whether the individual establishments sharing parking spaces are not normally opened or used during the same operating hours.
3. A written irrevocable agreement between the owners of the establishments which are to have shared parking spaces shall be provided to the Planning Commission Administrator. To implement such a reduction, the following information shall be provided as determined appropriate by the Planning Commission Administrator:
 - a. the number of hotel/motel rooms,
 - b. the number of residential units and the number of bedrooms,
 - c. the square footage of each use,
 - d. the business hours of each establishment,
 - e. the seating capacity of each establishment (if applicable),
 - f. the number of parking spaces reserved for employees,
 - g. provisions for maintenance,
 - h. provisions for change of use,
 - i. capacity,
 - j. number of employees, and
 - k. any other provision which, the Planning Commission Administrator requires to review and approve the agreement.

The County Attorney shall review the agreement for legal sufficiency. The agreement shall transfer with the land and be recorded in the Land Records and a recorded copy shall be submitted to the Planning Commission Administrator.

4. Each shared parking space will fulfill the requirement for one off-street customer parking space required for each establishment bound by the agreement.
- I. Any electric vehicle charging station parking space that meets the standards of the ordinance for a parking space will count as a parking space in all respects. Electric vehicle charging devices may be located adjacent to designated parking spaces in a parking lot as long as the devices do not encroach into the required dimensions of the parking space (length/width/height). Devices must be mounted on the wall or on a structure at the end of the space at least 4.5 feet above the parking surface of the space. No charging devices may be placed within the dimensions of a space on the sides or entrance to a space.
 1. An incentive to reduce the required number of parking spaces by 2 spaces is available for parking areas requiring 50 or more spaces, when an electric vehicle charging device is provided to serve a minimum of two vehicles.

- J. Parking lots are subject to the requirements of Section 6-6 Outdoor Lighting.**
- K. Parking areas shall be properly maintained in all respects. Parking area surfaces shall be kept in good condition and functioning properly (free from potholes, trash, etc.), and parking space lines or markings shall be kept clearly visible and distinct.**
- L. Bicycle racks with space for a minimum of 10 bicycles are required for every 100,000 square feet of retail space, every 50 000 square feet of office space and every 50 units of multifamily. Bicycle parking shall not impede on-site pedestrian access.**

KEY TO TABLE 6-2:	
PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the number of parking area spaces shall be adequate in size sufficient so that there is no parking on the right-of-way. Parking areas shall meet all other requirements of this Section.
B – Low Parking Generation Group	One space per 300 square feet net gross floor area including all indoor and outdoor patron areas
C – Normal Moderate Parking Generation Group	One per 200 250 square feet net gross floor area including all indoor and outdoor patron areas
D – High Parking Generation Group	One per 150 200 square feet net gross floor area including all indoor and outdoor patron areas
E – Eating Establishments	One per 50 square feet of gross floor area including all indoor and outdoor patron areas (10/13/10)
N/A	No parking required.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES	PARKING CATEGORY
Agritourism Enterprise	N/A
Campground, Farm	A
Canoe or Kayak Launching Site, Commercial	A
Commercial Kitchen, Farm	A
Ecotourism Enterprise	A
Farm Support Business, Less than 5,000 square feet	A
Farm Support Business, More than 5,000 square feet	A
Heritage Trail Displays	A
Hunting Service	A
Public Events/Public Assemblies on Farmland	AD (grass permitted)
Rental Facilities on Farms	AD (grass permitted)
Sports Practice Fields on a Farm	A20 spaces per field (grass permitted)
KEY TO TABLE: See above	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
AGRICULTURAL USES	PARKING CATEGORY
Animal Husbandry	A
Aquaculture, Freshwater and Land-based	A
Aquaculture, Marine/Estuarine	A
Commercial Greenhouse, Retail	C
Commercial Greenhouse, Wholesale	A
Commercial Kennel, with indoor facilities only	A
Commercial Kennel, with outdoor facilities	A
Commercial or Non-Profit Stable or Horseback-Riding Club	A
Commercial Raising of Animals, Dangerous or Wild (9/22/09)	A
Commercial Raising of Animals, Fur-bearing (9/22/09)	A
Farm	A
Farm Brewery	N/A A
Farm Brewery (with Tasting Room and/or Eating Establishment)	E C
Farm Building	A
Farm Distillery	N/A A
Farm Distillery (with Tasting Room and/or Eating Establishment)	E C
Farm Stand	A
Farm, Tree (9/22/09)	N/A
Farm Winery	N/A A
Farm Winery (with Tasting Room and/or Eating Establishment)	E C
Field Crops	N/A
Forest Product Processing	A
Garden Center or Farm Supply Store	C
Livestock Auction and/or Sales Barn, Commercial	A
Livestock Auction, by a Non-Profit Organization or Farm Owner	A
Nursery, Retail	A B
Nursery, Wholesale	A
Veterinary Hospital or Clinic, Livestock	A
Veterinary Hospital or Clinic, Small Animal and Household Pets	C
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
COMMERCIAL RETAIL USES	PARKING CATEGORY
Agricultural Machinery, Service and/or Supplies	B
Antiques Sales	C
Art Gallery	C
Auction Building	C
Boat Dealership	B
Home Improvement Center	C
Manufactured Home Dealer	B
Market, Artisans' and Crafters' (9/22/09)	A C
Market, Farmers' (9/22/09)	C
Market, Flea (9/22/09)	C
Market, Watermen's (9/22/09)	C
Mobile Food Sales	N/A
Retail Commercial Building $\leq 10,000$ square feet ¹	C D
Retail Commercial > 10,000 square feet \leq 75,000 square feet ¹	C
Retail Commercial > 75,000 square feet ¹	B
Retail Commercial Building with Drive-up Facility	C See Retail Commercial above based on building size
Retail Commercial Sale or Display Area, Outdoor	C
Seasonal Retail Sales or Display Area, Outdoor	Adequate parking for the primary use of the property must be demonstrated. No additional parking required for the Sales/Display area.
KEY TO TABLE: See page 6	

¹Retail Commercial includes development of multiple businesses on one or multiple adjoining parcels shown on a single site plan including shopping center, mall, plaza or similar multi-service retail commercial uses.

TABLE 6-2 **MINIMUM** NUMBER OF PARKING SPACES REQUIRED

BUSINESS & PERSONAL SERVICE USES	PARKING CATEGORY
Boat Service and/or Repair	B
Boat Storage, Commercial	B
Boatel	B
Commercial Kitchen (not associated with an Eating Establishment)	B
Commercial Pier	A
Commercial Trade or Business School	C
Corporate Headquarters	C B
Crematorium (not associated funeral home)	N/A-A
Crematorium (associated with funeral home)	1 per 4 persons legal occupancy 1 space per 4 seats in public assembly room(s)
Drive-up Facility, Accessory (9/22/09)	N/A
Eating Establishments:	
With or Without Outdoor Patron Area ⁸ (10/13/10) - on individual parcel	1 space per 60 square feet gross floor area including all indoor and outdoor patron areas
With or Without Outdoor Patron Area - within a shopping center, mall, plaza or similar multi-service retail commercial use (excluding in-line stores)	1 space per 90 square feet gross floor area including all indoor and outdoor patron areas
With No Patron Area (10/13/10)	10 minimum plus 0.5/employee-D
Within a shopping center or multi-service non-residential development of 1075,000 square feet or more	C
Entertainment Business, Adult	1 per 4 persons legal occupancy D
Flex Space Business	1 per 500 square feet gross floor area
Funeral Home	1 per 4 persons legal occupancy/visitation areas 1 space per 4 seats for public assembly room(s)
Home Occupation , Class I -All Employed are Residents (in addition to the residential parking requirements of Section 5.6)	1 per employee No additional parking above spaces requirement for dwelling
Home Occupation, Class II with up to 2 Equivalent Full-time non-resident employees (in addition to the residential parking requirements of Section 5.6)	1 per employee 2
Home Occupation, Class III (in addition to the residential parking requirements of Section 5.6)	2 + 1 space per non-resident employee
Laundry, Industrial	1 per 500 square feet gross floor area
Laundry/Laundromat	DB
Motel or Hotel	1 per overnight lodging unit plus 1 per employee
Nightclub, Lounge (9/22/09)	1 space per 50 square feet gross floor area including all indoor patron areas
Nightclub or Lounge with Outdoor Patron Area (9/22/09)	1 space per 50 square feet gross floor area including all indoor and outdoor patron areas
Office, Medical, Non-medical or Clinic	C
Office, Non-Medical	B

Office Support Services, including printing, copying, faxing, internetworking, etc.	B
Personal Services	C
Tavern, Bar (9/22/09)	E-1 space per 50 square feet gross floor area
Tavern or Bar with Outdoor Patron Area (9/22/09)	E-1 space per 50 square feet gross floor area including all outdoor patron area
KEY TO TABLE: See page 6	

⁸ ~~For Eating Establishments where a significant portion of consumption of food is designed to take place in motor vehicles parked in the parking lot, the parking requirement shall be 2 spaces per 50 square feet of gross floor area including all outdoor patron area. (10/13/10)~~

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
RECREATION USES	PARKING CATEGORY
Campground and/or Recreational Vehicle Camp, Non-Farm	A
Carnival, Fair or Circus – Temporary, on Less than Five Acres (9/22/09)	N/A
Carnival, Fair or Circus – Temporary, on More than Five Acres (9/22/09)	N/A
Commercial or Non-Profit Meeting Hall, Banquet Hall	D
Convention Center	1 per 4 persons legal occupancy 1 space per 100 square feet gross floor area
Drive-in Theatre	A
Golf Course	3 spaces 4 per hole plus 1 per employee
Golf, Driving Range	1 space per 2/tee
Golf, Miniature	1 per 2 holes plus 1 per employee
Marina (08/07/07)	1 per 2 boat slips + 1 overflow (grass permitted) per 4 slips 5 per boat ramp + 10 overflow (grass permitted) per boat ramp ¹
Recreation Facility, Indoor Commercial (Indoor Sports)	1 per 4 persons legal occupancy D
Recreation Facility, Indoor Commercial: Bingo Hall, Arcade, Pool Hall (9/22/09)	1 per 4 persons legal occupancy D
Recreation Facility, Indoor Commercial: Bowling Center (9/22/09)	5 per lane
Recreation Facility, Indoor Commercial: Fitness Center (9/22/09)	1 per 4 persons legal occupancy D
Recreation Facility, Indoor Commercial: Skating Rink (9/22/09)	1 per 200 gross floor area + 1 per 1000 s.f. of rink area
Recreation Facility, Indoor Commercial: Studio, Commercial (9/22/09) (Arts & Crafts production)	Instructional: 1 per 300 net floor area Artists': 1 per 500 net floor area Performing Arts: 1 per 4 persons legal occupancy B
Recreation Facility, Indoor Commercial: Theatre (9/22/09) Studio, Performing Arts	1 per 4 persons legal occupancy Studio: 1 space per 300 gross floor area Performing Arts: 1 space per 4 seats in main assembly area
Recreation Facility, Outdoor Commercial (9/22/09)	A
Retreat, Day	1 per 4 persons legal occupancy C
Target Range, Indoor	1 per 4 persons legal occupancy 1 space per shooting alley
Target Range, Institutional	A
Target Range, Outdoor	A
Key to Table: See page 6	

¹ For boat ramps, the parking space size shall be 12 feet by 40 feet.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
COMMERCIAL WHOLESALE USES	PARKING CATEGORY
Mini-Storage	with office: 4 without office: 2
Warehouse, Indoor	1 per 1500 square feet gross floor area
Warehouse, Outdoor	1 per 1500 square feet gross floor area
Wholesale Lumber and/or Other Building Materials	1 per 1500 square feet gross floor area
Wholesaling, Indoor Only	1 per 1500 square feet gross floor area
KEY TO TABLE: See page 6	

MOTOR VEHICLE & RELATED SERVICE USES	PARKING CATEGORY
Automobile Filling Station	2 per pump island + stacking + 3 per service bay + 1 per tow truck
Automobile Filling Station with Convenience Store and/or Eating Establishment - Convenience Store - Eating Establishment	2 per pump island + stacking + 3 per service bay + 1 per tow truck + 1 per 250 square feet 200 net gross floor area + 1 space per 100 square feet gross floor area + 1 space per 100 square feet gross floor area
Automobile Parking Lot/Garage as a Principal Use	N/A
Automobile Parts Dismantling and/or Storage	4 + 1 per 2 employees A
Automobile Repair/Service Shop without fuel sales	3 per service bay + 1 per tow truck
Bus Lot or Garage	N/A
Car Wash	4 + 1 per 2 employees A
Commuter Parking Lot	N/A
Inoperative Motor Vehicle, 1 per lot	N/A
Inoperative Motor Vehicles, 2 per lot	N/A
Motor Vehicle Accessory Shop	C
Motor Vehicle Dealership - New or Used ¹	1 per 300 s.f. display area or 1 per 10 display items (min. 5 spaces) B + 3 spaces per service bay
Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing	A
Park-and-Sell Lot	1 per 300 s.f. display area or 1 per 10 display items (min. 5 spaces) B
Parking of Commercial Vehicles	A
Storage of Motor Vehicles (does not apply to Motor Vehicle Dealership)	A
Truck, Bus and Diesel Service and Repair Shop	3 per service bay + 1 per tow truck
Truck Terminal	B
Vehicle Ferry Service	A
KEY TO TABLE: See page 6	

¹Gross Floor area to be calculated based on interior and exterior vehicle display areas

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
INDUSTRIAL USES	PARKING CATEGORY
Agricultural/Seafood/Livestock Processing Plant	1 per 500 square feet gross floor area
Asphalt Plant	A
Commercial Fuel Storage Business	A
Commercial Recycling Facility	A
Distillation of Alcohol as a Fuel, Commercial	A
Distillation of Alcohol as a Fuel on a Farm for Farm Use Only	N/A
Grain Elevator	A
Kiln, Wood Drying	A
Landfill, Land-Clearing Debris	A
Landfill, Rubble	A
Landfill, Sanitary	A
Manufacturing and/or Assembly, Heavy	1 per 1000 square feet gross floor area
Manufacturing and/or Assembly, Light	1 per 500 square feet gross floor area
Manufacturing and/or Assembly Marine-Related (9/22/09)	1 per 500 square feet gross floor area
Outdoor Storage in Connection with Commercial and/or Industrial Uses	N/A
Power Generating Facility, Accessory to a Residence or Business	N/A
Power Generating Facility, Commercial	A
Research & Development Facility, Environmental	B
Research & Development Facility, Other	B
Salvage and/or Junk Yard	4 + 1 per 2 employees A
Sand, Gravel or Mineral Extraction and Processing	4 + 1 per employee A
Sand, Gravel or Mineral Extraction (No Processing)	4 + 1 per employee A
Sawmill, Commercial	4 + 1 per employee A
Sawmill, Portable	N/A
Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business	N/A
Wind Energy System, Commercial	A
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
INSTITUTIONAL USES	PARKING CATEGORY
College or University	1 per 150 square feet 8 spaces per teaching station or + 1 space per 4 seats in auditorium (whichever is greater)
Continuing Care Retirement Community	1.25 per residential dwelling unit + 1 per 5 beds + 1 per on-duty employee
Day Care Center, 8 clients or less	3 per teaching station 1 space for drop off + parking required for dwelling
Day Care Center, More than 8 clients	1 space for drop off + 2 spaces per teaching station
Elementary, Middle and High School	Elementary: 3 per teaching station Middle: 3 per teaching station + or 1 space per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats in auditorium or 5 per teaching station (whichever is greater)
Fire and/or Rescue Service <ul style="list-style-type: none"> Without meeting/banquet hall With meeting/ banquet hall 	1 per 4 persons legal occupancy 2 spaces per bay D
Hospital	C 7 per bed¹
Library	1 per employee + 1 per 200 gross floor area C
Museum	1 per employee + 1 per 200 gross floor area C
Nursing or Convalescent Home	1 per 5 4 beds + 1 per on-duty employee
Place of Worship, Parish Hall, Convent, Monastery or Rectory (including associated cemeteries, associated residential structures for religious personnel and associated building, religious classes, not including primary or secondary school buildings and daycares)	1 per 4 persons legal occupancy 1 space per 4 seats of maximum seating capacity in main assembly area or 1 space per 200 gross floor area in the parish hall (whichever is greater)
Public or Non-Profit Park	A + 60 spaces per athletic field
Public or Governmental Building	C Refer to Building Use
Public Utility Lines & Accessory Structures	A
Solid Waste Collection Site	A
Temporary Structure Incidental to Schools (classroom relocatables)	A
Treatment Facility, Wastewater	A
Treatment Facility, Water Supply	A
KEY TO TABLE: See page 6	

¹Required parking spaces include staff, visitors and all uses within the proposed hospital building,

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
UNCLASSIFIED USES	PARKING CATEGORY
Accessory Building, Structure, or Use	Based on Use
Airport or Landing Field	A
Cemetery or Memorial Garden	A
Communications Towers & Antennas (Government, Commercial & Private)	N/A
Dock, Pier, Private	N/A
Garage Sale, Yard Sale or Estate Sale	N/A
Heliport	A
Model Home	A
Pets, Dangerous or Wild Animals (9/22/09)	N/A
Pets, Household (9/22/09)	N/A
Pets, Livestock (on Non-Farm Properties) (9/22/09)	N/A
Recreational Vehicle, Temporary, at Construction site (for watchman) (9/22/09)	1 per employee
Recreational Vehicle, Unoccupied (9/22/09)	N/A
Structure for the Keeping of Animals (on non-farm properties)	N/A
Temporary Structure Incidental to Construction (non-residential)	A
Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)	A
KEY TO TABLE: See page 6	

6-4.02 Vehicular Flow (on site)

Sites shall be designed to prevent awkward or dangerous vehicular flow.

- A. Travel ways ~~in parking lots~~ shall meet the following **minimum** width requirements:
1. 25 feet wide for two-way traffic adjacent to rows of parking spaces;
 2. 20 feet wide for two-way traffic when not adjacent to rows of parking spaces or one-way traffic with angled parking;
 3. ~~16~~**18** feet wide for one-way traffic.
- B. At the ends of parking rows, safe and convenient space shall be provided to allow vehicles to back out of parking spaces (minimum six feet).
- C. A driveway shall be set back at least six feet from a building corner to reduce blind spots.
- D. The following ~~stacking~~ requirements apply to ~~any~~ **uses involving stacking** that includes ~~a~~ **but are not limited to** **drive-up facilities, schools, daycare centers, solid waste facilities and churches:**
1. A drive-~~thru~~**through** lane shall be provided adjacent to the drive-up facility that contains adequate room for stacking of a minimum of seven vehicles (**20 feet by 10 feet per vehicle**); and
 2. A by-pass lane shall be provided adjacent to the drive-~~thru~~**through** lane; and
 3. The drive-~~thru~~**through** lane and by-pass lane shall not impact or block parking spaces; **and**
 4. **The stacking shall not negatively affect the site circulation or back up into a road right-of-way; and**
 5. **If more than one drive-through lane is provided, stacking for the lane adjacent to the drive-up facility shall meet item #1 above. Additional drive-thru lanes shall contain adequate room for stacking a minimum of five vehicles (20 feet by 10 feet per vehicle).**
- E. The following stacking requirements apply to Automobile Filling Stations:
1. **Adequate room shall be provided for stacking a minimum of three (3) vehicles (20 feet by 10 feet per vehicle) per each side of pump island (pump islands may be one individual pump or several pumps in a row); and**
 2. **The stacking shall not negatively affect the site circulation or back up into a road right-of-way**
- F. **Bus Parking**
1. **Bus parking shall be provided for uses which will accommodate school field trips and bus tours.**
- E G.** Parking islands with six-inch high curbs shall be required at the end of all parking rows. If bio-retention areas are proposed within the parking islands, the curbing requirements may be waived by the Planning Commission Administrator.

Term (Date of Amendment)	Definition
Accessory Building, Structure, or Use on the same property with the Principal Use (3/25/08), (05/04/10), (12/14/11) (4/16/12)	A building, structure, or use on the same lot with, attached to or detached from, and of a nature customarily incidental and subordinate to, a principal building, structure, or use. In the 100-yr floodplain, an accessory structure shall be used solely for parking of vehicles and limited storage.
Principal Building, Structure or Use	The primary or dominant building, structure or use of a property.
Seat	The number of devices for seating individual persons or the number of spaces allocated for seating individuals (but not less than 24 linear inches) in multi-person seating units (i.e. benches, pews, etc.).
Use, Principal	See: Principal Building, Structure or Use
Vehicle Display Area	The area where vehicles for sale are parked inside of a building, on any exterior designated area for display or an area designated “adjacent to the right-of-way” as permitted by a Town Center zoning ordinance.

Article 5: Residential Development Requirements**5-1.12 Parking Requirements for Residential Development**

- A. The provisions of this Section shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the principal use is being changed or accessory uses are being changed or added. Occupancy permits will not be granted until such parking and loading facilities are constructed and available. See Section 5-3.08 for additional parking requirements that apply to Townhouse, Single-Family Attached, and Multi-family Development.
- B. Parking, loading and driveway surfaces shall meet the standards of the Road Ordinance (Chapter 104 of the Code of Calvert County).
- C. **Parking Space Requirements**
 - 1. For the purpose of this Section, each off-street parking space shall measure nine feet by 18 feet, at a minimum, exclusive of access drives.
 - 2. Parallel parking spaces shall measure 23 feet by seven feet, at a minimum.
 - 3. Individual garages shall not be counted when calculating the number of parking spaces for single-family detached dwellings. The area covered by a carport shall be counted toward meeting the minimum parking requirements as long as the carport is not enclosed.
 - 4. All parking, passenger loading zones and signage for accessible parking spaces shall comply at a minimum with the Maryland Accessibility Code (MAC). All other current Federal and State accessibility guidelines for site design shall apply. Any dimensions listed in the Ordinance are offered as examples only.
 - 5. When calculating the number of parking spaces, fractions shall be rounded up.
 - 6. Parking spaces shall be provided for each individual uses on the parcel as indicated in Table 5-6.
 - 7. Parking spaces within residential driveways shall measure nine feet by 23 feet, at a minimum for a single driveway space and nine feet by 18 feet for each additional in-line, tandem space.

TABLE 5-6 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF SPACES
Apartment, Accessory to a Single-family Detached Dwelling	1
Apartment, Accessory for Resident Watchman/Caretaker	1
Apartment, Accessory Over a Business	1 per unit + parking required for business (see parking matrix for mixed use)
Assisted Living Facility	1 per 5 beds + 1 per on-duty employee
Bed & Breakfast Facility, up to 2 Bedrooms in Use	2 per dwelling plus 1 per rented bedroom
Bed & Breakfast Facility, 3 to 5 Bedrooms in Use	2 per dwelling plus 1 per rented bedroom
Boarding House	2 per dwelling plus 1 per rented bedroom
Dwelling, Attached (Duplex, Triplex, Fourplex, Multi-family, Townhouse, or Mixed Residential) ^{12, 13}	1.5 per dwelling unit for efficiency or with 1-bedroom 2 per dwelling unit with 2 bedrooms 3 per dwelling unit with 3 or greater bedrooms
Dwelling, Single-Family Detached (on lot ≤ 10,000 square feet) ¹² Guest and overflow parking is required for new single-family detached developments	2
Dwelling, Single-Family Detached (on lot > 10,000 square feet)	2
Group Home	2 per dwelling plus 1 per 2 rented bedrooms
Liveaboards	Included in marina parking
Manufactured Home Community ¹²	2 per unit
Manufactured Home, Farm	2
Manufactured Home on Individual Lot	2
Manufactured Home or Recreational Vehicle (Emergency)	2
Manufactured Home For Resident Watchman/Caretaker	2
Manufactured Home Subdivision ¹²	2 per unit
Tenant House	2

¹² In addition, a minimum of an additional 25 percent of the total number of required spaces for the attached and detached dwelling units shall be provided for guests and overflow parking. Such parking shall be provided as a separate parking area(s) located within 0.25 mi. from the furthest unit within the development.

¹³The Planning Commission may grant a reduction in the number of parking spaces required for single-family attached dwelling developments for an Age-Restricted Housing Community or an Affordable Housing Community if the community is located within a Town Center that is served by a public transportation system.

Article 6: Non-Residential Development Requirements**6-3 PARKING AND LOADING REQUIREMENTS FOR NON-RESIDENTIAL USES****6-3.01 General Provisions**

- A. The provisions of this Section shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the primary use is being changed or accessory uses are being changed or added. Occupancy permits will not be granted until such parking and loading facilities are constructed and available.
- B. Parking, loading and driveway surfaces shall meet the standards of the Road Ordinance.
- C. For the purpose of this Section, each off-street parking space shall measure a minimum of nine feet by 18 feet, exclusive of access drives. Parallel parking spaces shall measure 23 feet by seven feet. All parking, passenger loading zones and signage for accessible parking spaces shall at a minimum comply with the Maryland Accessibility Code (MAC). All other current Federal and State accessibility guidelines for site design shall apply. Any dimensions listed in the Ordinance are offered as examples only.
- D. When calculating the number of parking spaces, fractions shall be rounded up.
- E. The Planning Commission Administrator may allow up to 15 percent of the required number of parking spaces to be reserved for construction in the future and/or designated as overflow parking provided that:
 - 1. the spaces shall be shown on the Site Plan and the area shall be graded and maintained in grass and reserved for future parking space construction if and when needed; and
 - 2. the applicant shall provide data that demonstrates that the reduction is not likely to create stacking or parking within rights-of-way or driveways; and
 - 3. one year after completion of the construction of the entire site, the Planning Commission Administrator shall require part or all of the reserved parking to be constructed if, on a normal workday, the parking lot is full and parking is observed on an adjacent right-of-way. The applicant may be required to provide parking counts before a determination is made.
 - 4. the applicant shall provide a bond, equal to 125% of the estimated parking construction costs, to ensure that the reserved parking area will be constructed if determined to be needed. The bond shall be submitted in accordance with the requirements of Section 4-2.06.
- F. Table 6.2 provides the minimum number of required parking spaces. The maximum number of provided parking spaces may not exceed 125% of the minimum required. An applicant may provide an additional 25% above the maximum; however the additional spaces shall be pervious.
- G. For any non-residential use, a minimum of four parking spaces shall be provided. Additional parking spaces shall be provided for each individual use on the parcel as indicated in Table 6-2. If the business caters to boat traffic, up to 30 percent of the number of spaces required may be satisfied by providing an equal number of boat slips reserved exclusively for that purpose. Signage shall be provided for the transient slips.

H. Shared parking is permitted within or among multiple adjoining or adjacent parcels for uses shown on a site plan.

1. For multiple use development, the following shared parking reduction factor shall be used. The number of parking spaces required is calculated by adding the total number of spaces required by each separate use and dividing the total by the appropriate factor from the Shared Parking Reduction Factor matrix. When more than two of the uses below share parking the lowest factor shall be used.

Shared Parking Reduction Factor Matrix:

	Retail Commercial	Office	Hotel/Motel	Residential
Residential	1.2	1.4	1.1	1.1
Hotel/Motel	1.3	1.7	1.1	1.1
Office	1.2	1.1	1.7	1.4
Retail Commercial	1.2	1.2	1.3	1.2

Example:

30,000 sf non-medical office parked at 1 space per 300 sf = 100 spaces
 100 multi-family attached dwelling units parked at 2 per dwelling unit = + 200 spaces
300 total
 Reduction factor: ÷ 1.4 spaces required: 214

2. For multiple uses involving uses not listed in the matrix above, the Planning Commission Administrator shall determine the appropriate reduction factor based on the specific characteristics of such uses. Such characteristics shall include whether the individual establishments sharing parking spaces are not normally opened or used during the same operating hours.
3. A written irrevocable agreement between the owners of the establishments which are to have shared parking spaces shall be provided to the Planning Commission Administrator. To implement such a reduction, the following information shall be provided as determined appropriate by the Planning Commission Administrator:
 - a. the number of hotel/motel rooms,
 - b. the number of residential units and the number of bedrooms,
 - c. the square footage of each use,
 - d. the business hours of each establishment,
 - e. the seating capacity of each establishment (if applicable),
 - f. the number of parking spaces reserved for employees,
 - g. provisions for maintenance,
 - h. provisions for change of use,
 - i. capacity,
 - j. number of employees, and
 - k. any other provision which, the Planning Commission Administrator requires to review and approve the agreement.

The County Attorney shall review the agreement for legal sufficiency. The agreement shall transfer with the land and be recorded in the Land Records and a recorded copy shall be submitted to the Planning Commission Administrator.

4. Each shared parking space will fulfill the requirement for one off-street customer parking space required for each establishment bound by the agreement.
- I. Any electric vehicle charging station parking space that meets the standards of the ordinance for a parking space will count as a parking space in all respects. Electric vehicle charging devices may be located adjacent to designated parking spaces in a parking lot as long as the devices do not encroach into the required dimensions of the parking space (length/width/height). Devices must be mounted on the wall or on a structure at the end of the space at least 4.5 feet above the parking surface of the space. No charging devices may be placed within the dimensions of a space on the sides or entrance to a space.
 1. An incentive to reduce the required number of parking spaces by 2 spaces is available for parking areas requiring 50 or more spaces, when an electric vehicle charging device is provided to serve a minimum of two vehicles.
- J. Parking lots are subject to the requirements of Section 6-6 Outdoor Lighting.
- K. Parking areas shall be properly maintained in all respects. Parking area surfaces shall be kept in good condition and functioning properly (free from potholes, trash, etc.), and parking space lines or markings shall be kept clearly visible and distinct.
- L. Bicycle racks with space for a minimum of 10 bicycles are required for every 100,000 square feet of retail space, every 50 000 square feet of office space and every 50 units of multifamily. Bicycle parking shall not impede on-site pedestrian access.

KEY TO TABLE 6-2:	
PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the number of parking spaces shall be sufficient so that there is no parking on the right-of-way.
B – Low Parking Generation Group	One space per 300 square feet gross floor area including all indoor and outdoor patron areas
C – Moderate Parking Generation Group	One per 250 square feet gross floor area including all indoor and outdoor patron areas
D – High Parking Generation Group	One per 200 square feet gross floor area including all indoor and outdoor patron areas
N/A	No parking required.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES	PARKING CATEGORY
Agritourism Enterprise	N/A
Campground, Farm	A
Canoe or Kayak Launching Site, Commercial	A
Commercial Kitchen, Farm	A
Ecotourism Enterprise	A
Farm Support Business, Less than 5,000 square feet	A
Farm Support Business, More than 5,000 square feet	A
Heritage Trail Displays	A
Hunting Service	A
Public Events/Public Assemblies on Farmland	D (grass permitted)
Rental Facilities on Farms	D (grass permitted)
Sports Practice Fields on a Farm	20 spaces per field (grass permitted)
KEY TO TABLE: See above	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
AGRICULTURAL USES	PARKING CATEGORY
Animal Husbandry	A
Aquaculture, Freshwater and Land-based	A
Aquaculture, Marine/Estuarine	A
Commercial Greenhouse, Retail	C
Commercial Greenhouse, Wholesale	A
Commercial Kennel, with indoor facilities only	A
Commercial Kennel, with outdoor facilities	A
Commercial or Non-Profit Stable or Horseback-Riding Club	A
Commercial Raising of Animals, Dangerous or Wild (9/22/09)	A
Commercial Raising of Animals, Fur-bearing (9/22/09)	A
Farm	A
Farm Brewery	A
Farm Brewery (with Tasting Room)	C
Farm Building	A
Farm Distillery	A
Farm Distillery (with Tasting Room)	C
Farm Stand	A
Farm, Tree (9/22/09)	N/A
Farm Winery	A
Farm Winery (with Tasting Room)	C
Field Crops	N/A
Forest Product Processing	A
Garden Center or Farm Supply Store	C
Livestock Auction and/or Sales Barn, Commercial	A
Livestock Auction, by a Non-Profit Organization or Farm Owner	A
Nursery, Retail	B
Nursery, Wholesale	A
Veterinary Hospital or Clinic, Livestock	A
Veterinary Hospital or Clinic, Small Animal and Household Pets	C
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
COMMERCIAL RETAIL USES	PARKING CATEGORY
Agricultural Machinery, Service and/or Supplies	B
Antiques Sales	C
Art Gallery	C
Auction Building	C
Boat Dealership	B
Home Improvement Center	C
Manufactured Home Dealer	B
Market, Artisans' and Crafters' (9/22/09)	C
Market, Farmers' (9/22/09)	C
Market, Flea (9/22/09)	C
Market, Watermen's (9/22/09)	C
Mobile Food Sales	N/A
Retail Commercial ≤10,000 square feet ¹	D
Retail Commercial > 10,000 square feet ≤ 75,000 square feet ¹	C
Retail Commercial > 75,000 square feet ¹	B
Retail Commercial Building with Drive-up Facility	See Retail Commercial above based on building size
Retail Commercial Sale or Display Area, Outdoor	C
Seasonal Retail Sales or Display Area, Outdoor	Adequate parking for the primary use of the property must be demonstrated. No additional parking required for the Sales/Display area.
KEY TO TABLE: See page 6	

¹Retail Commercial includes development of multiple businesses on one or multiple adjoining parcels shown on a single site plan including shopping center, mall, plaza or similar multi-service retail commercial uses.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
BUSINESS & PERSONAL SERVICE USES	PARKING CATEGORY
Boat Service and/or Repair	B
Boat Storage, Commercial	B
Boatel	B
Commercial Kitchen (not associated with an Eating Establishment)	B
Commercial Pier	A
Commercial Trade or Business School	C
Corporate Headquarters	B
Crematorium (not associated funeral home)	A
Crematorium (associated with funeral home)	1 space per 4 seats in public assembly room(s)
Drive-up Facility, Accessory (9/22/09)	N/A
Eating Establishments:	
With or Without Outdoor Patron Area (10/13/10) - on individual parcel	1 space per 60 square feet gross floor area including all indoor and outdoor patron areas
With or Without Outdoor Patron Area - within a shopping center, mall, plaza or similar multi-service retail commercial use (excluding in-line stores)	1 space per 90 square feet gross floor area including all indoor and outdoor patron areas
With No Patron Area (10/13/10)	D
Entertainment Business, Adult	D
Flex Space Business	1 per 500 square feet gross floor area
Funeral Home	1 space per 4 seats for public assembly room(s)
Home Occupation , Class I (in addition to the residential parking requirements of Section 5.6)	No additional parking above spaces requirement for dwelling
Home Occupation, Class II (in addition to the residential parking requirements of Section 5.6)	2
Home Occupation, Class III (in addition to the residential parking requirements of Section 5.6)	2 + 1 space per non-resident employee
Laundry, Industrial	1 per 500 square feet gross floor area
Laundry/Laundromat	B
Motel or Hotel	1 per overnight lodging unit
Nightclub, Lounge (9/22/09)	1 space per 50 square feet gross floor area including all indoor patron areas
Nightclub or Lounge with Outdoor Patron Area (9/22/09)	1 space per 50 square feet gross floor area including all indoor and outdoor patron areas
Office, Medical or Clinic	C
Office, Non-Medical	B
Office Support Services, including printing, copying, faxing, internetworking, etc.	B
Personal Services	C
Tavern, Bar (9/22/09)	1 space per 50 square feet gross floor area
Tavern or Bar with Outdoor Patron Area (9/22/09)	1 space per 50 square feet gross floor area including all outdoor patron area
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
RECREATION USES	PARKING CATEGORY
Campground and/or Recreational Vehicle Camp, Non-Farm	A
Carnival, Fair or Circus – Temporary, on Less than Five Acres (9/22/09)	N/A
Carnival, Fair or Circus – Temporary, on More than Five Acres (9/22/09)	N/A
Commercial or Non-Profit Meeting Hall, Banquet Hall	D
Convention Center	1 space per 100 square feet gross floor area
Drive-in Theatre	A
Golf Course	3 spaces per hole
Golf, Driving Range	1 space per tee
Golf, Miniature	1 per 2 holes
Marina (08/07/07)	1 per 2 boat slips + 1 overflow (grass permitted) per 4 slips 5 per boat ramp + 10 overflow (grass permitted) per boat ramp ¹
Recreation Facility, Indoor Commercial (Indoor Sports)	D
Recreation Facility, Indoor Commercial: Bingo Hall	D
Recreation Facility, Indoor Commercial: Fitness Center (9/22/09)	D
Recreation Facility, Indoor Commercial: Studio (Arts & Crafts production)	B
Recreation Facility, Indoor Commercial: Studio, Performing Arts	Studio: 1 space per 300 gross floor area Performing Arts: 1 space per 4 seats in main assembly area
Recreation Facility, Outdoor Commercial (9/22/09)	A
Retreat, Day	C
Target Range, Indoor	1 space per shooting alley
Target Range, Institutional	A
Target Range, Outdoor	A
Key to Table: See page 6	

¹ For boat ramps, the parking space size shall be 12 feet by 40 feet.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
COMMERCIAL WHOLESALE USES	PARKING CATEGORY
Mini-Storage	with office: 4 without office: 2
Warehouse, Indoor	1 per 1500 square feet gross floor area
Warehouse, Outdoor	1 per 1500 square feet gross floor area
Wholesale Lumber and/or Other Building Materials	1 per 1500 square feet gross floor area
Wholesaling, Indoor Only	1 per 1500 square feet gross floor area
KEY TO TABLE: See page 6	

MOTOR VEHICLE & RELATED SERVICE USES	PARKING CATEGORY
Automobile Filling Station	2 per pump island + stacking + 3 per service bay
Automobile Filling Station with Convenience Store and/or Eating Establishment	2 per pump island + stacking + 3 per service bay + 1 per 250 square feet gross floor area + 1 space per 100 square feet gross floor area + 1 space per 100 square feet gross floor area
- Convenience Store	
- Eating Establishment	
Automobile Parking Lot/Garage as a Principal Use	N/A
Automobile Parts Dismantling and/or Storage	A
Automobile Repair/Service Shop	3 per service bay + 1 per tow truck
Bus Lot or Garage	N/A
Car Wash	A
Commuter Parking Lot	N/A
Inoperative Motor Vehicle, 1 per lot	N/A
Inoperative Motor Vehicles, 2 per lot	N/A
Motor Vehicle Accessory Shop	C
Motor Vehicle Dealership - New or Used ¹	B + 3 spaces per service bay
Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing	A
Park-and-Sell Lot	B
Parking of Commercial Vehicles	A
Storage of Motor Vehicles (does not apply to Motor Vehicle Dealership)	A
Truck, Bus and Diesel Service and Repair Shop	3 per service bay + 1 per tow truck
Truck Terminal	B
Vehicle Ferry Service	A
KEY TO TABLE: See page 6	

¹Gross Floor area to be calculated based on interior and exterior vehicle display areas

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
INDUSTRIAL USES	PARKING CATEGORY
Agricultural/Seafood/Livestock Processing Plant	1 per 500 square feet gross floor area
Asphalt Plant	A
Commercial Fuel Storage Business	A
Commercial Recycling Facility	A
Distillation of Alcohol as a Fuel, Commercial	A
Distillation of Alcohol as a Fuel on a Farm for Farm Use Only	N/A
Grain Elevator	A
Kiln, Wood Drying	A
Landfill, Land-Clearing Debris	A
Landfill, Rubble	A
Landfill, Sanitary	A
Manufacturing and/or Assembly, Heavy	1 per 1000 square feet gross floor area
Manufacturing and/or Assembly, Light	1 per 500 square feet gross floor area
Manufacturing and/or Assembly Marine-Related (9/22/09)	1 per 500 square feet gross floor area
Outdoor Storage in Connection with Commercial and/or Industrial Uses	N/A
Power Generating Facility, Accessory to a Residence or Business	N/A
Power Generating Facility, Commercial	A
Research & Development Facility, Environmental	B
Research & Development Facility, Other	B
Salvage and/or Junk Yard	A
Sand, Gravel or Mineral Extraction and Processing	A
Sand, Gravel or Mineral Extraction (No Processing)	A
Sawmill, Commercial	A
Sawmill, Portable	N/A
Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business	N/A
Wind Energy System, Commercial	A
KEY TO TABLE: See page 6	

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
INSTITUTIONAL USES	PARKING CATEGORY
College or University	8 spaces per teaching station or 1 space per 4 seats in auditorium (whichever is greater)
Continuing Care Retirement Community	1.25 per residential dwelling unit + 1 per 5 beds + 1 per on-duty employee
Day Care Center, 8 clients or less	1 space for drop off + parking required for dwelling
Day Care Center, More than 8 clients	1 space for drop off + 2 spaces per teaching station
Elementary, Middle and High School	Elementary: 3 per teaching station Middle: 3 per teaching station + or 1 space per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats in auditorium or 5 per teaching station (whichever is greater)
Fire and/or Rescue Service <ul style="list-style-type: none"> Without meeting/banquet hall With meeting/ banquet hall 	2 spaces per bay D
Hospital	7 per bed ¹
Library	C
Museum	C
Nursing or Convalescent Home	1 per 4 beds
Place of Worship, Parish Hall, Convent, Monastery or Rectory (including associated cemeteries, associated residential structures for religious personnel and associated building, religious classes, not including primary or secondary school buildings and daycares)	1 space per 4 seats of maximum seating capacity in main assembly area or 1 space per 200 gross floor area in the parish hall (whichever is greater)
Public or Non-Profit Park	A + 60 spaces per athletic field
Public or Governmental Building	Refer to Building Use
Public Utility Lines & Accessory Structures	A
Solid Waste Collection Site	A
Temporary Structure Incidental to Schools (classroom relocatables)	A
Treatment Facility, Wastewater	A
Treatment Facility, Water Supply	A
KEY TO TABLE: See page 6	

¹Required parking spaces include staff, visitors and all uses within the proposed hospital building.

TABLE 6-2 MINIMUM NUMBER OF PARKING SPACES REQUIRED	
UNCLASSIFIED USES	PARKING CATEGORY
Accessory Building, Structure, or Use	Based on Use
Airport or Landing Field	A
Cemetery or Memorial Garden	A
Communications Towers & Antennas (Government, Commercial & Private)	N/A
Dock, Pier, Private	N/A
Garage Sale, Yard Sale or Estate Sale	N/A
Heliport	A
Model Home	A
Pets, Dangerous or Wild Animals (9/22/09)	N/A
Pets, Household (9/22/09)	N/A
Pets, Livestock (on Non-Farm Properties) (9/22/09)	N/A
Recreational Vehicle, Temporary, at Construction site (for watchman) (9/22/09)	1 per employee
Recreational Vehicle, Unoccupied (9/22/09)	N/A
Structure for the Keeping of Animals (on non-farm properties)	N/A
Temporary Structure Incidental to Construction (non-residential)	A
Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)	A
KEY TO TABLE: See page 6	

6-4.02 Vehicular Flow (on site)

Sites shall be designed to prevent awkward or dangerous vehicular flow.

- A. Travel ways shall meet the following minimum width requirements:
 - 1. 25 feet wide for two-way traffic adjacent to rows of parking spaces;
 - 2. 20 feet wide for two-way traffic when not adjacent to rows of parking spaces or one-way traffic with angled parking;
 - 3. 18 feet wide for one-way traffic.
- B. At the ends of parking rows, safe and convenient space shall be provided to allow vehicles to back out of parking spaces (minimum six feet).
- C. A driveway shall be set back at least six feet from a building corner to reduce blind spots.
- D. The following requirements apply to uses involving stacking that include but are not limited to drive-up facilities, schools, daycare centers, solid waste facilities and churches:
 - 1. A drive through lane shall be provided adjacent to the drive-up facility that contains adequate room for stacking of a minimum of seven vehicles (20 feet by 10 feet per vehicle); and
 - 2. A by-pass lane shall be provided adjacent to the drive through lane; and
 - 3. The drive through lane and by-pass lane shall not impact or block parking spaces; and
 - 4. The stacking shall not negatively affect the site circulation or back up into a road right-of-way; and
 - 5. If more than one drive-through lane is provided, stacking for the lane adjacent to the drive-up facility shall meet item #1 above. Additional drive-thru lanes shall contain adequate room for stacking a minimum of five vehicles (20 feet by 10 feet per vehicle).
- E. The following stacking requirements apply to Automobile Filling Stations:
 - 1. Adequate room shall be provided for stacking a minimum of three (3) vehicles (20 feet by 10 feet per vehicle) per each side of pump island (pump islands may be one individual pump or several pumps in a row); and
 - 2. The stacking shall not negatively affect the site circulation or back up into a road right-of-way
- F. Bus Parking
 - 1. Bus parking shall be provided for uses which will accommodate school field trips and bus tours.
- G. Parking islands with six-inch high curbs shall be required at the end of all parking rows. If bio-retention areas are proposed within the parking islands, the curbing requirements may be waived by the Planning Commission Administrator.

<u>Term</u> <u>(Date of Amendment)</u>	<u>Definition</u>
Accessory Building, Structure, or Use on the same property with the Principal Use (3/25/08), (05/04/10), (12/14/11) (4/16/12)	A building, structure, or use on the same lot with, attached to or detached from, and of a nature customarily incidental and subordinate to, a principal building, structure, or use. In the 100-yr floodplain, an accessory structure shall be used solely for parking of vehicles and limited storage.
Principal Building, Structure or Use	The primary or dominant building, structure or use of a property.
Seat	The number of devices for seating individual persons or the number of spaces allocated for seating individuals (but not less than 24 linear inches) in multi-person seating units (i.e. benches, pews, etc.).
Use, Principal	See: Principal Building, Structure or Use
Vehicle Display Area	The area where vehicles for sale are parked inside of a building, on any exterior designated area for display or an area designated "adjacent to the right-of-way" as permitted by a Town Center zoning ordinance.