

**CITY OF GARRETT PARKING REQUIREMENTS**

**§ 153.06.15 Parking**

A.	To reduce traffic problems and hazards by eliminating unnecessary on-street parking, every use of land must include on premises parking sufficient for the needs normally generated by the use, as provided by this section. Parking spaces or bays contiguous to the street, required by subdivision or other ordinances, are in addition to, and not in place of, the spaces so required.
B.	As used in this section, the term:
*	"parking space" means an area, not including any part of a street or an alley, designed or used for the temporary parking of a motor vehicle;
*	"parking area" means a group of parking spaces, or an open area not including any part of a street or an alley, designed or used for the temporary parking of motor vehicles.
C.	Off-street parking spaces shall be provided for the following newly constructed land uses:
1	<b>Minimum Requirements</b> - Each automobile parking space shall not be less than one-hundred eighty (180) square feet (nine [9] feet by [20] feet) in area. Parking requirements for specific uses are as follows:
a.	<b>Any Place of Assembly Without Fixed Seats</b> - At least one (1) parking space for each six (6) seats based on the maximum seating capacity of the facility, including fixed and movable seats.
b.	<b>Auditorium, Theater, Gymnasium, Stadium or Any Other Place of Assembly, Except Churches</b> - At least one parking space for each four (4) seats based on the maximum seating capacity of the facility, including fixed and movable seats. (EXAMPLE: A maximum seating capacity of 360 would require 90 spaces).
c.	<b>Barber Shops or Beauty Shops</b> - At least three (3) parking spaces for each barber or beautician operating in a shop.
d.	<b>Bowling Alley</b> - At least three (3) parking spaces for each bowling lane. (EXAMPLE: A bowling alley with 40 lanes would require 120 spaces).
e.	<b>Collective Parking Facilities</b> - Collective parking facilities for two (2) or more buildings or uses may be allowed. However, the total number of off-street parking required spaces for each use. (EXAMPLE: Two businesses share a parking lot. One business would require 50 parking if it had its own lot; the other business would 30 spaces if it had its own lot. The number of parking spaces for the combined lot therefore cannot be less than 80).
f.	<b>Eating or Drinking Establishment, or any Similar Use, Where Customers are Seated and Served within a Building</b> - At least one (1) parking space for every three (3) seats, plus one (1) parking space per employee per shift. (EXAMPLE: An eating establishment with a dining / serving room floor area of 48 seats, and 7 employees on the first shift, would require 23 parking spaces).
g.	<b>Eating and / or Drinking Establishment, or any Similar Use Where Customers are Served Outside of a Building</b> - At least one (1) parking space for each fifty (50) square feet of gross floor area. There shall not be less than six (6) parking spaces for each such establishment. (EXAMPLE: An eating establishment with a gross floor area of 300 square feet would require 12 spaces).
h.	<b>Food Market or Any Similar Use</b> - As least one (1) parking space for each two-hundred (200) square feet of gross floor area.
i.	<b>Furniture, Household Appliance or Mechanical Trades Display Store or any Other Similar Use</b> - At least one (1) parking space for each one-thousand (1,000) square feet of gross ground floor area plus (1) space for each fifteen hundred (1,500) square feet of the gross area of floor space other than the ground floor used for sales, display or show purposes.
j.	<b>Hospitals, Sanitariums, Nursing Homes, Homes for the Aged</b> - At least one (1) parking space per each four (4) beds, plus one (1) parking space for each employee and doctor.
k.	<b>Hotel, Motel or any Similar Use</b> - At least one (1) parking space per sleeping room in addition to whatever spaces may be required for any restaurant facilities that may be part of the lodging facility.
l.	<b>Launderette, Laundromat, Self-Service Laundry, Washeteria, or any Similar Use</b> - At least one (1) parking space for each two (2) washing machines. (EXAMPLE: A laundromat with 40 washers would require 20 spaces).
m.	<b>Manufactured Housing Park</b> - At least two (2) parking spaces on the same parcel of land for each manufactured house, plus two (2) spaces for every three lots located elsewhere within the park tract. The configuration and location of the lots shall be determined by the developer subject to the approval of the Plan Commission.

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n.	<b>Medical Clinic or any other Similar Use</b> - At least one (1) parking space per one-hundred (100) square feet of waiting room area and one (1) per doctor or dentist and one (1) per each full time employee. (EXAMPLE: A medical clinic with a 700 square foot waiting room, 2 doctors and 5 full-time employees would require 14 spaces).
o.	<b>Mixed Uses</b> - In the event mixed uses are located in the same building or structure, the total number of off-street parking spaces shall be the sum of the requirements of the various uses computed according to the standards specified in this section. Off-street parking facilities for one use shall not be considered as providing the required parking facilities for any other use.
p.	<b>Multiple Family Dwelling</b> - At least two (2) parking spaces per dwelling. (EXAMPLE: 20 dwelling units would require 40 spaces).
q.	<b>Office Building or Professional Office or Any Other Similar Use</b> - At least one (1) parking space for each four-hundred (400) square feet of gross floor area. (EXAMPLE: A 10,000 square foot office building would require 25 spaces).
r.	<b>Processing, Wholesaling, Warehousing, Manufacturing or any other Industrial Use or Commercial Establishment not Specifically Set Out in this Subsection</b> - At least one (1) parking space for each two (2) employees plus sufficient space to park all company-owned or leased motor vehicles, semi-trailers and trailers. (EXAMPLE: A factory with 150 employees would require, at a minimum, 75 spaces).
s.	<b>Retail Store or Service</b> - At least one (1) parking space for each four-hundred (400) square feet of gross floor area. (EXAMPLE: A store with a gross floor area of 10,000 square feet would require 25 spaces).
t.	<b>Self-Service Car Wash</b> - At least three (3) parking spaces for each washing stall.