
Sec. 12-31-7. Rules for computing number of parking spaces.

In computing the number of parking spaces required for each of the above uses the following rules shall govern:

1. "Floor area" shall mean the gross floor area of the specific use.
2. Where fractional spaces result, the parking spaces required shall be constructed to be the nearest whole number.
3. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
4. Whenever a building constructed and issuance of its initial certificate of occupancy results in an increase in the number of employees, dwelling units, seating capacity, and/or modifies its use, the building official shall recalculate the number of required parking spaces as provided in this article. In the event the recalculation results in an increase in the number of required spaces, the owner or occupant must comply with the recalculated parking requirements or seek a special exception under this chapter.
5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- ~~5.6.~~ For retail centers greater than 10,000 square feet in building area, the Director of Community Development is authorized to approve a reduction of the number of required parking spaces not to exceed a ten percent (10%) reduction; however, any reduction greater than 5% shall require a parking study and alternate parking plan obtained by the owner or developer of the property that is prepared by a licensed transportation engineer.

(Ord. No. 91500; Ord. No. 91500-A-532, § 1, 10-13-09)