



Parking Study

Apache Trail Multi-Family

Plaza Drive & Apache Trail
Apache Junction, Arizona

APN:101-11-005A

2nd Submittal

For Submittal to:
City of Apache Junction



January 2025

1130 N Alma School Road, Suite 120
Mesa, AZ 85201
o: 480.503.2250

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Prepared by:

EPS Group, Inc.
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EPS Project #: 24-0336



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INTRODUCTION

EPS Group has been retained to conduct a Parking Study for the proposed Apache Trail Multi-Family development in Apache Junction, Arizona. The proposed development is generally located on the east side of Plaza Drive and Apache Trail on an area of approximately 19 acres. The existing site is currently vacant land and planned access will be on the adjacent roadways of Apache Trail and Plaza Drive.

The proposed development is planned to consist of fourteen separate multi-family residential buildings and a clubhouse/pool area. The residential buildings will have three stories with a total of 336 dwelling units, including 48 one-bedroom units and 288 two-bedroom units. The site plan indicates a total of 684 on-site total parking spaces will be provided including the following types:

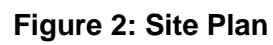
- 168 Carport Stalls
- 4 EV Charging Stalls
- 504 Surface Stalls
- 8 Surface Stalls (Accessible)

In addition, the applicant will be constructing 45 off-site stalls on the east side of Plaza Drive within the public right-of-way. The purpose of this Parking Study is to evaluate the proposed site plan and to determine an appropriate number of parking spaces to be provided for adequate operation.

Figure 1 provides a location map. An excerpt of the site plan is depicted in **Figure 2**, and the detailed site plan is included in **Appendix A**.



Figure 1: Location Map



PARKING ANALYSIS

A parking analysis was conducted utilizing three (3) sources suitable for the proposed multi-family development including:

- City of Apache Junction Code Requirements
- *Parking Generation*, 6th edition by Institute of Transportation Engineers (ITE)
- Site Specific Features

The following sections detail the analysis results from each source.

City of Apache Junction Code Requirements

The current parking requirements for proposed developments is specified in Section 1-7-3 PARKING STANDARDS. The most applicable requirements for the proposed multi-family development, as provided in *TABLE 7-1: NUMBER OF PARKING STALLS REQUIRED*, is as follows:

- One-bedroom apartment: 1.5 spaces per dwelling unit
- Two or more bedroom apartment: 2 spaces per dwelling unit
- Guest parking of multi-family style communities, townhomes and condominium subdivisions: 0.3 spaces per dwelling unit

The required parking per the City of Apache Junction is summarized in **Table 1**. A minimum of 749 vehicle parking spaces are required per the City code. **Appendix B** provides a copy of the City of Apache Junction parking requirements. The site plan indicates a total of 684 on-site parking spaces provided, thus requiring a reduction of 65 spaces (8.7%).

Table 1: City of Apache Junction Parking Requirements

Land Use	Size	Vehicle Parking Ratio ⁽¹⁾	Vehicle Parking per Standard Ratio
Apartment: 1 Bedroom	48 DU	1.5 space(s) per 1 DU	72
Apartment: 2 Bedroom	288 DU	2.0 space(s) per 1 DU	576
Residential: Guest	336 DU	0.30 space(s) per 1 DU	101
TOTAL			749

Since the proposed development does not technically meet the criteria in the current City Code, a modification is being requested. Per Section 1-7-4 *MODIFICATIONS AND APPEALS* of the City Code, the following procedure is included for developments that seek to provide a modified parking supply that deviates from the standard requirements:

- (A) *Parking standard modification. If the number of proposed parking stalls does not comply with the standards in Apache Junction City Code, Vol. II, § 1-7-3, Table 7-1, the Zoning Administrator may reduce the required number of stalls by up to 10% following review and determination of the following:*
- (1) *Technical evidence that the proposed use(s) generates a parking demand that is at least 10% less than the required parking standard in Apache Junction City Code, Vol. II, § 1-7-3, Table 7-1; and/or*
 - (2) *Determination by the Zoning Administrator that a portion of the required parking can be accommodated with existing public parking that is available within 100 feet of the property.*

Both of the above conditions are met for the proposed development. The subsequent sections in this report provide technical evidence of a lower parking demand, and the applicant will be constructing 53 off-site stalls immediately adjacent to the property.

ITE Parking Generation

In 2023, the Institute of Transportation Engineers (ITE) published the sixth edition of *Parking Generation*. This document provides parking supply and demand data for 122 separate land use categories. The data provides hourly counts of parked vehicles at land uses throughout North America that can be utilized to predict future parking demand at similar land uses. This resource contains accurate parking demand data and each individual hour of the day contains a unique value.

Based on the unit mix planned for the proposed multi-family development, the following ITE Land Use Codes were utilized for this study:

- ITE Land Use Code 217: Multifamily Housing - 1 BR (Low-Rise)
- ITE Land Use Code 220: Multifamily Housing - 2+ BR (Low-Rise)

Both land use codes utilized the more applicable, and conservative, “General Urban” and “Not Close to Rail Transit” data sets. **Table 2** provides a summary of the *ITE Parking Generation* calculation results for the proposed multi-family development. **Appendix C** contains the parking generation output sheets. It should be noted that both the average rates and equations were calculated for each LUC. To provide a conservative analysis, the maximum of both calculations was utilized to estimate the maximum parking demand.

The estimated peak parking demand for the proposed multi-family development based on the maximum calculated rates from *Parking Generation* is 411 parked vehicles. These results indicate that the proposed site plan provides significantly more spaces than the calculated peak maximum demand per the ITE *Parking Generation* data. It should be noted that ITE does not explicitly distinguish the guest parking demand. Although it is reasonable to assume that guest parking is included in the data sets, the guest parking required by the City code was added to be extra conservative.

Assuming 101 guest spaces, the total calculated maximum demand is 512 parking spaces. The site plan provides 172 more spaces than the calculated maximum demand per the ITE *Parking Generation* data.

Table 2: ITE Parking Generation Results

Land Use	Use Code (LUC)	Size	ITE Calculation	Parking Demand (spaces)
Multifamily Housing - 1 BR (Low-Rise)	217	48 DU	Average Rate 0.93 spaces per 1 DU	45.00
Multifamily Housing - 1 BR (Low-Rise)	217	48 DU	Fitted Curve Eq'n $P = 0.88(x)+1.19$	43.00
<i>Max Parking Demand (1BR Apartment)</i>				45.00
Multifamily Housing - 2+ BR (Low-Rise)	220	288 DU	Average Rate 1.27 spaces per 1 DU	366.00
Multifamily Housing - 2+ BR (Low-Rise)	220	288 DU	Fitted Curve Eq'n $\ln(P) = 0.99(x)+0.26$	353.00
<i>Max Parking Demand (2+BR Apartment)</i>				366.00
MAX PARKING DEMAND				411.00

Site Specific Features

This section evaluates the site specific features of the proposed development and its location to determine if adjustments to the required parking are appropriate. During the design process it was determined that the applicant's buildable area is reduced by the requirement to convey significant offsite flows along the project's northern, eastern, and southern property lines. This site constraint has reduced the surface area by 32,809 square feet used for channels / off-site conveyance.

It was noted that the property is located within the Downtown Redevelopment Area per the current City of Apache Junction General Plan. The stated aim for this area is for a pedestrian-oriented, mixed-use, downtown. The provision of significantly more parking spaces than the anticipated demand would be detrimental to this stated goal. Inherent to the community are lifestyle elements oriented towards trip reduction goals. The following features will be provided with the proposed development:

- At the main project entry, 10 of the parking stalls provided can function as rideshare parking stalls
- Bicycle racks will be located in strategic locations such as near adjacent street access and major amenities
- On-site provided amenities such as a fitness center and a dog park to reduce the need to travel off-site to access similar amenities
- Website links will be provided to commuter resource information on the upcoming property website
- Resources such as transit maps and schedules will be available at the clubhouse for employees and residents

Based on the above site specific features, a reduction in required parking is appropriate for the proposed development.

PRINCIPAL FINDINGS AND RECOMMENDATIONS

The proposed development is planned to consist of fourteen separate multi-family residential buildings and a clubhouse/pool area. The residential buildings will have three stories with a total of 336 dwelling units, including 48 one-bedroom units and 288 two-bedroom units. A minimum of 749 vehicle parking spaces are required per the City code. The site plan indicates a total of 684 on-site parking spaces provided, thus requiring a reduction of 65 spaces (8.7%). As part of Plaza Drive half-street improvements, the applicant is constructing on-street (off-site) parking within the public right-of-way, providing public parking immediately adjacent to the subject property.

The estimated peak parking demand for the proposed multi-family development based on the maximum calculated rates from *Parking Generation* is 411 parked vehicles. These results indicate that the proposed site plan provides significantly more spaces than the calculated peak maximum demand per the ITE *Parking Generation* data. It should be noted that ITE does not explicitly distinguish the guest parking demand. Although it is reasonable to assume that guest parking is included in the data sets, the guest parking required by the City code was added to be extra conservative. Assuming 101 guest spaces, the total calculated maximum demand is 512 parking spaces. The site plan provides 172 more spaces than the calculated maximum demand per the ITE *Parking Generation* data.

Since the proposed development does not technically meet the criteria in the current City Code, a modification is being requested. Per Section 1-7-4 *MODIFICATIONS AND APPEALS* of the City Code, the following procedure is included for developments that seek to provide a modified parking supply that deviates from the standard requirements:

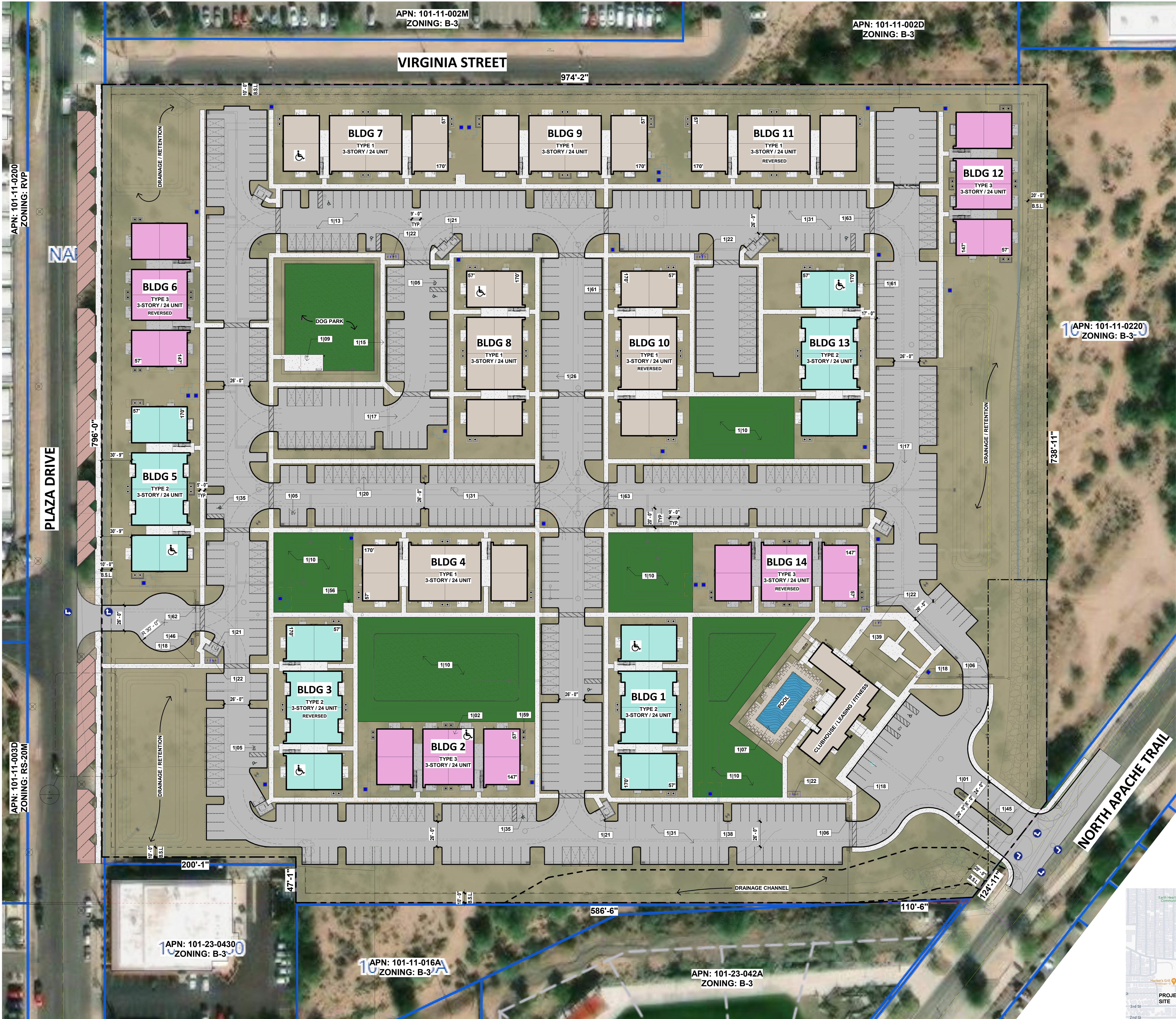
- (B) *Parking standard modification. If the number of proposed parking stalls does not comply with the standards in Apache Junction City Code, Vol. II, § 1-7-3, Table 7-1, the Zoning Administrator may reduce the required number of stalls by up to 10% following review and determination of the following:*
- (3) *Technical evidence that the proposed use(s) generates a parking demand that is at least 10% less than the required parking standard in Apache Junction City Code, Vol. II, § 1-7-3, Table 7-1; and/or*
 - (4) *Determination by the Zoning Administrator that a portion of the required parking can be accommodated with existing public parking that is available within 100 feet of the property.*

Both of the above conditions are met for the proposed development. Based on the results of this Parking Analysis, the proposed site plan is anticipated to provide a more than adequate parking supply to service the estimated parking demand. Therefore, up to a 10% parking supply reduction is appropriate and should be considered.

It was noted that the property is located within the Downtown Redevelopment Area per the current City of Apache Junction General Plan. The stated aim for this area is for a pedestrian-oriented, mixed-use, downtown. The provision of significantly more parking spaces than the anticipated demand would be detrimental to this stated goal. The proposed development will provide multiple on-site lifestyle element features oriented towards trip reduction goals.

APPENDICES

APPENDIX A: Site Plan



DEVELOPMENT DATA	
DEVELOPER: WOLFF ENTERPRISES III, LLC 6710 E CAMELBACK ROAD #100 SCOTTSDALE, ARIZONA 85251 CONTACT: DEREK CAYTON PHONE: (480) 236-0998 EMAIL: dcayton@awolff.com	ARCHITECT: STUDIO 15 ARCHITECTURE, INC. 4115 NORTH 15TH AVENUE PHOENIX, ARIZONA 85015 CONTACT: REX BOYES SHAN HARRIS (602) 586-1190 rex@studio15a.com shan@studio15a.com
SITE LOCATION: APN: 101-11-005A	REQUIRED PARKING: MULTIFAMILY ONE BEDROOM 48X1.5 = 72 STALLS TWO BEDROOM 288X2 = 576 STALLS GUEST 1 SPACE PER 0.30 UNITS = 101 STALLS
ZONING: EXISTING: B-3 IN CORE DOWNTOWN OVERLAY PROPOSED: B-3 W/ C.U.P. IN CORE DOWNTOWN OVERLAY	TOTAL REQUIRED: 749 STALLS 2:22 PARKING RATIO REQUIRED
NET LOT AREA: +/- 399,770 SF (18.59 AC) T.B.V. MINIMUM REQUIRED: 1,089 X 336 UNITS = 365,904 S.F.	PARKING REQUIRED WITH 10% REDUCTION WITH ZONING ADMINISTRATOR REVIEW PER 1-7-4. 90% OF 749 = 674.1 STALLS
USE: MULTI-FAMILY RESIDENTIAL	ON-SITE PARKING PROVIDED CARPORT 167 STALLS CARPORT (ACCESSIBLE) 1 STALLS EV CHARGING 4 STALLS SURFACE 504 STALLS TOTAL PARKING PROVIDED: 684 STALLS
AMENITIES: SWIMMING POOL, BBQ, FITNESS CENTER	8.7% REDUCTION REQUEST
EXPLANATORY STATEMENT: THREE STORY MULTI-FAMILY RESIDENTIAL COMMUNITY, SPRINKLERED NFPA 13 / 13R	OFFSITE PARKING: 45 STALLS
COMMON OPEN SPACE: 187,725 S.F. = 23%	PARKING RATIO: 731 STALLS / 336 TOTAL D.U. = 2.17 (INCLUDES OFFSITE) 731 STALLS / 336 TOTAL D.U. = 2.01 BIKE PARKING REQUIRED: 6+2 FOR EVERY 40 STALLS = 24
DENSITY: PROVIDED: 18.07 DU / ACRE MIN PER 1-5-3: 13 DU / ACRE MAX PER TABLE 5-4: 40 DU / ACRE	
BUILDING HEIGHT: ALLOWED: 3 STORIES - 60' MAX PER TABLE 5-4 PROVIDED: 3-STORIES - 37'-3" MAX.	
BUILDING SETBACKS: 20' FRONT / EAST 10' SIDES / REAR	
BUILDING SEPARATION: 30' PROVIDED	
CONSTRUCTION TYPE: TYPE VB, SPRINKLERED NFPA 13 / 13R	

BUILDING NUMBER	GROSS AREA
BLDG 1	28,924 SF
BLDG 2	24,779 SF
BLDG 3	28,924 SF
BLDG 4	28,591 SF
BLDG 5	28,924 SF
BLDG 6	24,779 SF
BLDG 7	28,591 SF
BLDG 8	28,591 SF
BLDG 9	28,591 SF
BLDG 10	28,591 SF
BLDG 11	28,591 SF
BLDG 12	27,779 SF
BLDG 13	28,924 SF
BLDG 14	24,779 SF
CLUBHOUSE	4,494 SF
Grand total: 44	390,852 SF

- 215
- KEYNOTES
- 1101

SITE DIRECTORY UNDER SEPARATE PERMIT - REFER TO SIGN PACKAGE / BUTTERFLY CALL BOX ON TUBE STEEL PEDESTAL WITH CONCRETE FOOTING
- 1102

INDICATES 1ST FLOOR TYPE A UNIT - TYPICAL
- 1105

INDICATES SINGLE EV CHARGING STATION - TYPICAL
- 1106

26 FOOT WIDE VEHICULAR GATE W/ KNOX BOX FOR EMERGENCY FIRE ACCESS- UNDER SEPARATE PERMIT. AT MAIN ENTRANCE GATE TO BE PROVIDED WITH OPTICOM FOR FIRE DEPARTMENT ACCESS
- 1107

POOL AREA - REFER TO LANDSCAPE PLANS
- 1108

DOG PARK - REFER TO LANDSCAPE PLANS
- 1109

OPEN SPACE
- 1110

26' WIDE DRIVE AISLE TYPICAL U.N.O.
- 1115

ALL SIDEWALKS ARE MINIMUM 5' WIDE TYPICAL U.N.O.
- 1117

INDICATES FIRE TURNING RADIUS TYPICAL - INSIDE 40', OUTSIDE 56'
- 1118

PEDESTRIAN GATE - REFER TO LANDSCAPE - TYPICAL
- 1120

INDICATES COVERED PARKING UNDER SEPARATE PERMIT - TYPICAL
- 1121

INDICATES REFUSE ENCLOSURE - TYPICAL
- 1122

INDICATES BIKE RACK TYPICAL - REFER TO LANDSCAPE
- 1126

PARKING STALL 9' WIDE X 18' LONG - TYPICAL U.N.O.
- 1131

ASPHALT DRIVE - REFER TO CIVIL
- 1135

INDICATES ACCESSIBLE PARKING STALL - TYPICAL
- 1138

CONCRETE CURB - REFER TO CIVIL
- 1139

CONCRETE CART DRIVE - REFER TO CIVIL
- 1145

MONUMENT SIGN LOCATION
- 1146

SITE DIRECTORY UNDER SEPARATE PERMIT - REFER TO SIGN PACKAGE
- 1156

BBQ TO BE MINIMUM 10 FOOT CLEAR FROM ANY COMBUSTIBLE STRUCTURE. TYPICAL ALL LOCATIONS, SEE LANDSCAPE PLAN FOR LOCATIONS.
- 1159

GROUND MOUNTED MECHANICAL UNITS TO BE SCREENED WITH MASONRY SCREEN WALL
- 1161

PRIVATE PATIO - SCREEN WALL AROUND PATIOS AT FRONT OF BUILDINGS
- 1162

26 FOOT WIDE VEHICULAR GATE W/ KNOX BOX FOR EMERGENCY FIRE ACCESS- GATE FOR RESIDENCE ENTRANCE AND EXIT ONLY, NO GUEST ENTRANCE - UNDER SEPARATE PERMIT
- 1163

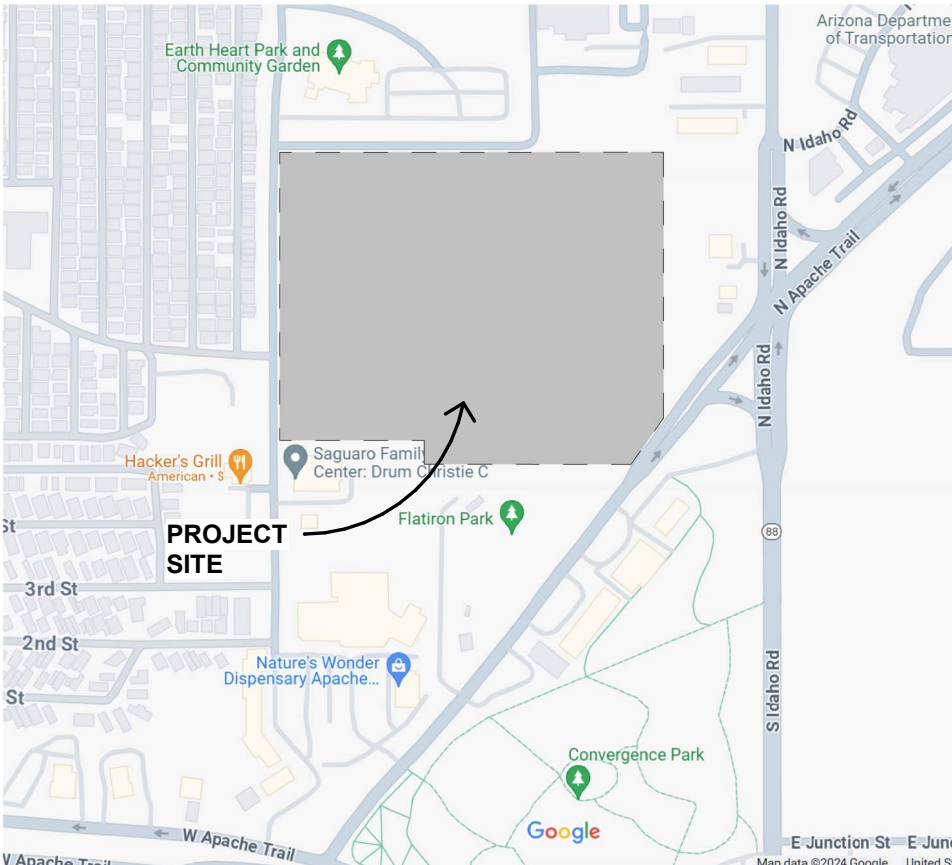
CONTRASTING COLOR PAINTED ASPHALT CROSS WALK, MATCH SIDEWALK WIDTH.

UNIT MIX				
UNIT TYPE	# OF BEDROOMS	UNIT S.F.	# OF UNITS	TOTAL UNIT S.F.
UNIT A1	1	780 SF	48	36,000 SF
			48	36,000 SF
UNIT B1	2	1,068 SF	240	256,320 SF
UNIT B2	2	1,012 SF	48	48,576 SF
Grand total			288	304,896 SF
			336	340,896 SF
				100%

W

The Wolff Company

Apache Trail



Studio 15 Architecture & Planning

PRELIMINARY NOT FOR CONSTRUCTION

12/09/2024

DATE: January 06, 2025

JOB NO.: 24-022

CURRENT REVISION:

SHEET:

A1.10

Site Plan

Studio 15 Architecture, Inc. info@studio15a.com
4115 North 15th Avenue • Phoenix, Arizona 85015 • 602.586.1190

APPENDIX B: City of Apache Junction Code

11-32-3: - PARKING SPACES REQUIRED

- A. The following chart specifies the minimum parking spaces required for each permitted use (For exceptions, see Sections 11-32-5, 6, and 7):

Table 11-32-3.A: Required Parking Spaces By Use		
Use	Minimum Standard	
Residential		
Single Residence, detached or attached, including Manufactured Home Subdivisions	2 spaces per dwelling which may be in tandem with Zoning Administrator approval	
Multiple Residence (Typical)	See sub categories, below	
Apartments, multiple residence condominiums, and mixed-use residential, townhomes, patio homes and similar multiple residence buildings: development site located within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count	9 or fewer total units	1.4 spaces per dwelling unit
	10-25 total units	1.3 spaces per dwelling unit
	26 or more total units	1.2 spaces per dwelling unit
Apartments, multiple residence condominiums, mixed-use residential, townhomes, patio homes, and similar multiple residence buildings: development site not located within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count	2.1 spaces per dwelling unit	

Boarding House and Assisted Living Center	1.2 spaces per dwelling unit for development with distinguishable dwelling units 1.0 space for each room plus 2 additional spaces for development with congregate dining and no distinguishable separate dwelling units
Family Community Residence, Transitional Community Residence, and Assisted Living Home	Same as Single Residence
Live-Work Units	2.1 spaces per unit
Residential Care, General (Nursing Home, Hospice)	1.0 space per room or dwelling unit plus 2 additional spaces
RV Parks	1 full-sized space for each RV space, plus 1 guest parking space per 10 (or fraction thereof) RV spaces for the overall development
RV Subdivisions	1 full-sized space and 1 golf cart space for each lot; plus 1 full-sized guest parking space per 10 (or fraction thereof) dwelling units for the overall development
Manufactured Home Parks	2 full-sized space for each lot (may include tandem spaces); plus 1 guest parking space per 10 (or fraction thereof) dwelling units for the overall development
Public Assembly and Schools	

Theaters, auditoriums, assembly halls, places of worship, clubs, lodges and fraternal buildings, funeral homes, community centers, libraries	1 space per 75 square feet used for public assembly
Museums	1 space per 250 square feet used for public assembly plus accessory uses
Stadiums	1 space per 5 seats plus 1 space per 300 square feet for accessory uses
School, kindergarten through 9th grade	1 space per 75 feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas
High schools, academies, colleges, universities, trade or vocational schools	1 space per 200 square feet
Health Care	
Medical/dental offices and outpatient clinics	1 space per 200 square feet
Hospitals, hospices, skilled nursing, and nursing and convalescent homes	1 space per 400 square feet
Day care centers	1 space per 375 square feet
Group Commercial Developments	
Shell buildings (no specified use)	1 space per 275 square feet
Independent Commercial Buildings and Uses	
General offices, retail, and services	1 space per 375 square feet

General auto repair, garages, service stations, car washes, and drive-through lubrication shops	1 space per 375 square feet, including service bays, wash tunnels, and retail areas
Hotels and motels	1 space per room or suite of rooms with individual exits plus ancillary use requirements
Eating and Drinking Establishments (no drive through window)	1 space per 75 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Eating Establishments (with drive-through window and associated queuing drive aisle)	1 space per 100 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Outdoor sales and service areas (car lots, plant nurseries, building supplies, etc.)	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use
Temporary Outdoor Uses	
Swap Meets (See Section 11-20-29)	1 space per 300 square feet of designated vendor area
Farmer's Markets (See Section 11-20-29)	1 space per 400 square feet of designated vendor area
Recreation	
Bowling centers	5 spaces per lane plus ancillary use requirements
Golf driving range	1 space per tee plus ancillary use requirements

Miniature golf, amusement parks, batting ranges, and water slides	1 space per 500 square feet of outdoor recreations area plus ancillary use requirements
Health space and clubs, gyms, and tennis, handball, and racquetball courts and clubs	1 space per 100 square feet, excluding courts, plus 2 spaces per court
Skating rinks and dance halls	1 space per 75 square feet used for recreational activities plus ancillary use requirements
Group Industrial Buildings and Uses	
Shell buildings (no specified use)	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet
Independent Industrial Buildings and Uses	
Mini-storage (dead storage only)	4 spaces plus 2 for manager's quarters; Drive aisles between buildings shall maintain minimum distance of 24 feet
Warehousing and Storage, excluding Mini-storage	1 space per 900 square feet
Industrial	1 space per 600 square feet
Airport Buildings and Uses	
Aircraft Hangars	2 per aircraft, plus ancillary use requirements
Public Facilities and Uses	
Fire stations	1 space per bed, plus 1 space per 75 square feet for Community Room

Police Substations	1 space per 300 square feet, plus 1 space per 75 square feet for Community Room, plus ancillary use requirements
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- B. Basis of Calculation.** The on-site parking requirements specified in this Section are based on gross floor area unless otherwise stated.
1. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Section, and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, unless a Shared Parking Plan has been approved in accordance with the requirements of Section 11-32-5.
 2. In case of fractional results in calculating parking requirements from the chart above, the required number shall be rounded up to the nearest whole number.
- C. Maximum Parking Spaces.** The number of parking spaces provided by any development in surface parking lots shall not exceed 125% of the minimum required spaces in Table 11-32-3(A), except as follows:
1. Office developments may provide higher parking ratio not to exceed 8 spaces per 1,000 square feet GFA when office development includes the following:
 - a. A minimum of 60,000 square feet.
 - b. The minimum density ratio of employees per gross floor area shall be 1 employee per 200 square feet.
 2. Parking within the building footprint of a structure (e.g., rooftop parking, below grade parking, multi-level parking structure);
 3. When a change in use to an existing development causes a lower parking requirement;
 4. Parking spaces managed for shared parking;
 5. An Administrative Use Permit is required to provide more surface parking than the maximum standard and additional landscape is required in compliance with Section 11-33-4, Interior Parking Lot Landscaping.
 6. Phased projects do not need to comply with the maximum parking space requirement until the final phase is constructed.
- D. Covered Spaces.** Covered parking spaces shall be provided as follows:
1. Single-residences shall provide a minimum of 2 covered parking spaces per unit.
 2. Multiple-residence projects shall provide a minimum of 1 covered parking space per unit.
 - 3.

Office-use developments requiring a minimum of 10 parking spaces or more shall provide a minimum of 1 covered parking space per office or suite plus 1 additional space.

4. Covered spaces may be counted concurrently with the minimum aggregate parking space requirements for the development.
- E. **Minimum Number.** Unless otherwise specifically stated in this Ordinance, all uses, except single residences, shall provide at least 4 on-site parking spaces.
- F. **Credit for On-Street Spaces.** On-street parking spaces located immediately adjacent to the frontage of properties in the EO, MX, DB, and DC districts or districts with a "-U" designator, may be counted toward required off-street parking for non-residential uses. One on-street parking space may be substituted for each required off-street space. These provisions only apply to street frontages where on-street parking is allowed and provided. The parking space credit shall be determined at the time of site plan approval.
- G. **Uses not Specified.** The parking requirement for any use not listed in Table 11-32-3(A) shall be determined by the Zoning Administrator based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand. In order to make this determination, the Zoning Administrator may require the applicant to submit a parking demand study or other information, at the applicant's cost.
- H. **Credit for On-Street Spaces.** On-street parking spaces immediately adjacent to the frontage of properties in the EO, ME, PE, and DC districts or districts with a "-U" designator, may be counted toward required off-street parking for non-residential uses. One on-street parking space may be substituted for each required off-street space. These provisions only apply to street frontages where on-street parking is allowed and provided. The parking space credit shall be determined at the time of site plan approval.

(Ord. No. 5281, 5-4-15; Ord. No. 5633, § 1, 7-8-21)

site plan's data table.

3. Dedication of cross access easements, construction easements and utility easements shall be noted on the master site plan and recorded.
4. Dedications shall be provided to the Town during the construction process.

5.3.6.A Shared Parking for Shopping Center and Regional Commercial Districts	
<i>Use Classification</i>	<i>Requirement (Gross Floor Area)</i>
Shopping Center	1 space per 250 sf.
Gateway Village Center, Gateway Business Center and Regional Commercial	1 space per 200 sf.

B. Required Parking

5.3.6.B Off-Street Parking Requirements	
<i>Use Classification</i>	<i>Requirement (Gross Floor Area)</i>
Agritainment	Determined by Zoning Administrator
Ambulance Services	1 space per 250 sf.
Animal Services	
<i>Animal Grooming</i>	1 space per 250 sf.
<i>Animal Shelter</i>	1 space per 250 sf.
<i>Feed and Tack Sales</i>	1 space per 350 sf.
<i>Kennel</i>	1 space per 250 sf.
<i>Large Animal Hospitals</i>	1 space per 300 sf.
<i>Small Animal Clinics</i>	1 space per 250 sf.
Automated Teller Machine	None required
Automated Teller Machine, Remote	2 spaces per machine
Banks and Other Financial Institutions	1 space per 200 sf.
Banquet Facility	Determined by Zoning Administrator
Bed and Breakfast Homes	2 enclosed spaces; plus 1 space per guest room
Building Maintenance Services	1 space per 300 sf..
Building Material and Home Improvement Sales and Service, Retail	1 space per 250 sf.
Building Material and Home Improvement Sales and Service, Wholesale	1 space per 800 sf.
Business Services	1 space per 250 sf.
Call Center	1 space per 150 sf.
Cemetery	None required
Cemetery, Pet	None required
Civic, Social and Fraternal Organizations	1 space per 200 sf. or 1 space per 4 fixed seats, whichever is greater
Colleges or Universities, Public or Private	1 space per 200 sf. of classroom and office area
Congregate Living Facility	0.5 spaces per unit
Contractor's Yard	1 space per 250 sf. of office area
Convention Center	1 space per 200 sf. or 1 space per 4 fixed seats, whichever is greater
Crematorium	1 space per 300 sf.
Crop and Animal Raising, Commercial	None required

5.3.6.B Off-Street Parking Requirements	
<i>Use Classification</i>	<i>Requirement (Gross Floor Area)</i>
Crop Raising, Non-Commercial	None required
Cultural Institutions	1 space per 200 sf. or 1 space per 4 fixed seats, whichever is greater
Day Care Centers	1 space per 300 sf.
Day Care Homes	No additional spaces required
Day Care , Residential	No additional spaces required
Dry Cleaning and Laundry Outlet	1 space per 250 sf.
Dry Cleaning and Laundry Central Plant	1 space per 300 sf.
Eating and Drinking Establishments <i>Bars/Night Clubs/Lounges/Dance Halls</i>	1 space per 100 sf.; plus 1 space per 400 sf. of outdoor dining area
<i>Restaurants, Beverage Service</i>	1 space per 75 sf.; plus 1 space per 400 sf. of outdoor dining area
<i>Restaurants, Full Service</i>	1 space per 100 sf.; plus 1 space per 400 sf. of outdoor dining area
<i>Restaurants, Limited Service</i>	1 space per 100 sf.; plus 1 space per 400 sf. of outdoor dining area
Entertainment and Recreation, Indoor	1 space per 150 sf. of indoor area
Entertainment and Recreation, Outdoor	2 spaces per court; 45 spaces per soccer field; 35 spaces per baseball or softball field; 1 space per batting cage; 2 spaces per miniature golf hole
Farm Stand	1 space per 50 sf. of sales area
Farmers' Market	1 space per 50 sf. of sales area
Food Preparation <i>Large-Scale</i>	1 space per 300 sf.
<i>Small Scale</i>	1 space per 250 sf.
Funeral and Undertaking Services	1 space per 100 sf. of assembly area; plus 1 space per 200 sf. of office area
Garden Supply Store and Plant Nurseries	1 space per 400 sf. of sales and display area
Golf Course	5 spaces per hole
Government Offices and Facilities	1 space per 200 sf.
Group Homes for The Handicapped	No additional spaces required
Haunted House	1 space per 100 sf.
Health Care Facilities <i>Hospital</i>	1.5 spaces per bed
<i>Urgent Care Facility</i>	1 space per 100 sf.
<i>Medical Offices and Clinics</i>	1 space per 150 sf.
Home Occupation	No additional parking required
Homeowners Association Facilities	1 space per 250 sf. building area
Hotels and Commercial Lodging	1.1 spaces per guest room, suite or unit; public eating and drinking establishments calculated separately
Instructional Services Specialized	1 space per 200 sf. of instructional area
Laboratories, Commercial	1 space per 150 sf.
Laundry Services	1 space per 250 sf.
Loft Unit	1.5 spaces per unit
Maintenance and Repair Services	1 space per 300 sf.

5.3.6.B Off-Street Parking Requirements	
<i>Use Classification</i>	<i>Requirement (Gross Floor Area)</i>
Manufacturing and Assembly	
<i>Artisan</i>	1 space per 500 sf.
<i>Light</i>	1 space per 500 sf.
<i>General</i>	1 space per 500 sf.
<i>Heavy</i>	1 space per 1,000 sf.
Mining and Quarrying	1 space per 250 sf. of office area
Nursing Home	0.5 spaces per bed
Offices, General	1 space per 250 sf.
Pawn Shop	1 space per 250 sf.
Personal Services	1 space per 200 sf.
Public Safety Facilities	1 space per 250 sf.
Recreational Vehicle Park	1 space per 100 sf. of office area, plus 2 spaces per permanent residential unit
Place of Worship	1 space per 100 sf. of assembly area, plus 1 space per 200 sf. of other indoor area
Research and Development	1 space per 200 sf.
Residential, Permanent	
<i>Single Family (on-street parking permitted)</i>	2 enclosed spaces per unit. Residential uses in the Heritage District Overlay Zoning District may provide 2 unenclosed spaces on site
<i>Single Family (no on-street parking)</i>	2 enclosed spaces per unit; plus .25 guest spaces per unit; plus 6 guest spaces at the primary active open space and 3 guest spaces at each secondary active open space. Residential uses in the Heritage District Overlay Zoning District may provide 2 unenclosed spaces on site.
<i>Single Family, Lot Width is less than 55'</i> <i>or</i> <i>Single Family, Apron Access</i>	2 enclosed spaces per unit; plus 0.5 guest parking spaces per unit; plus 0.5 guest parking spaces per unit that does not provide a minimum of 80 square feet of additional enclosed parking area; plus 6 guest spaces at the primary active open space and 3 guest spaces at each secondary active open space. All required guest parking spaces shall be striped and equally distributed throughout the development, as approved on the parking plan; required dwelling unit guest parking spaces shall be located within 250 feet of the dwelling unit's front lot line, as measured by the pedestrian route. Parking plan design review approval required. These standards do not apply to residential uses in the Heritage District Overlay Zoning District (see above).

5.3.6.B Off-Street Parking Requirements	
<i>Use Classification</i>	<i>Requirement (Gross Floor Area)</i>
<i>Multi-Family</i>	1 space per 1 bedroom/studio unit. 2 spaces per 2 or more bedroom units; all plus .25 guest spaces per unit. 1 space per unit shall be covered, of which 25% shall be enclosed Residential uses in the Heritage District Overlay Zoning District may provide uncovered and unenclosed spaces on site.
<i>Secondary Dwelling</i>	1 additional space
Retail Sales, Convenience	1 space per 100 sf.
Retail Sales, Furniture	1 space per 500 sf.
Retail Sales, General	1 space per 250 sf.
Sexually-Oriented Business	1 space per 250 sf.
Schools, Public or Private	Elementary: 2 spaces per classroom Junior High: 2 spaces per classroom High: 7 spaces per classroom
Special Assistance Shelters	1 space per 500 sf.
Stables, Commercial	1 space per 2 horse stalls
Storage, Personal Property <i>Indoor</i>	8 spaces plus 2 covered spaces per dwelling unit
<i>Outdoor</i>	2 covered spaces per dwelling unit
Swap Meet and Auction, Indoor	1 space per 200 sf.
Swap Meet and Auction, Outdoor	1 space per 200 sf. of sales area
Teen Nightclub	1 space per 200 sf.
Transportation Passenger Terminals	Determined by Zoning Administrator
Utilities	
<i>Facilities</i>	1 space per 250 sf. of office area
<i>Service Yards</i>	1 space per 250 sf. of office area
<i>Well Site</i>	No additional spaces required
Vehicle Equipment Sales, Leasing and Services <i>Car Wash, Automated or Self-Service</i>	2 spaces minimum
<i>Car Wash, Full Service</i>	10 spaces minimum
<i>Commercial Vehicle/Equipment Sales and Rental; New and Used</i>	1 space per 250 sf. of indoor area
<i>Fueling Facility</i>	1 space per 100 sf. of convenience retail sales, plus 2 spaces per service bay
<i>Fueling Facility, Alternative</i>	1 space per fueling station
Vehicle Equipment Sales, Leasing and Services(continued) <i>Fueling Facility, Fleet</i>	None required
<i>Motor Vehicle Sales and Leasing, New and Used</i>	1 space per 250 sf. of interior display space; plus 1 space per 3 service bays; plus 1 space per 25 vehicles displayed outdoors
<i>Non-Commercial Vehicle Rental</i>	1 space per 100 sf.
<i>Vehicle Services, Light and Heavy</i>	3 spaces per service bay plus 1 space per 100 sf. of office and sales area
Warehousing <i>Freight/Truck Terminal and Warehouse</i>	1 space per 1000 sf. plus 1 space per 250 sf. office area
<i>Petroleum and Gas Storage</i>	1 space per 250 sf. of office area

5.3.6.B Off-Street Parking Requirements

<i>Use Classification</i>	<i>Requirement (Gross Floor Area)</i>
Salvage or Junkyards	1 space per 200 sf. of office area
Waste Management Hazardous Waste Collection and Transfer Facility	1 space per 250 sf. of office area
Hazardous Waste Disposal Facility	1 space per 250 sf. of office area
Non-Hazardous Waste Collection Transfer Facility	1 space per 250 sf. of office area
Non-Hazardous Waste Disposal Facility	1 space per 250 sf. of office area
Non-Hazardous Material Recycling Collection Facility Large Scale	1 space per 250 sf. of office area
Small Scale	None required
Wireless Communication Facilities	None required

5.3.7 Uncovered and Covered Parking Spaces and Aisles

This section sets forth minimum dimensional requirements for open parking spaces, covered parking spaces, and spaces in parking structures. For on-street parking see Town Engineering and Construction Standards.

5.3.7.A Open Parking Spaces and Unobstructed Covered Parking Spaces (where the support structure of the cover is outside of the parking space) in feet

<i>Space Angle</i>	<i>Space Width</i>	<i>Space Length</i>	<i>Aisle Width</i>	<i>Vertical Clearance</i>
Two Way Drive Aisle				
90 degrees	9.0	19.0	25.0	8.0
90 degrees	9.5	19.0	24.0	8.0
90 Degree Compact	9.0	16.0	25.0	8.0
One Way Drive Aisle				
0 degrees	10.0	14.0	22.0	8.0
30 degrees	9.0	15.0	20.0	8.0
45 degrees	9.0	16.0	20.0	8.0
60 degrees	9.0	17.0	20.0	8.0
Two Way Drive Aisle				
0 degrees	10.0	20.0	22.0	8.0
30 degrees	9.0	20.0	20.0	8.0
45 degrees	9.0	22.0	20.0	8.0
60 degrees	9.0	24.0	20.0	8.0

5.3.7.B Obstructed Covered Parking Spaces (where the support structure is on the parking space line) in feet

<i>Space Angle</i>	<i>Space Width</i>	<i>Space Length</i>	<i>Aisle Width</i>	<i>Vertical Clearance</i>
Two Way Drive Aisle				
90 degrees	9.3	19.0	25.0	8.0
90 degrees	9.3	19.0	24.0	
One Way Drive Aisle				
0 degrees	10.3	14.0	22.0	8.0

ARTICLE 5 – SITE IMPROVEMENT STANDARDS

Table 5.6-3 Off-Street Parking Requirements

Use Categories	Specific Uses	Minimum Vehicle Spaces	Minimum Bicycle Spaces
Residential			
Group Living	Assisted Living Facilities; Treatment Facility	0.3 per room	N/A
Household Living	Bed and Breakfast	1 per guest room plus 2 spaces for owner's portion	N/A
	Rooming/Board House	1 per room	N/A
	Dormitories/ Fraternities/ Sororities	1 per 2 beds	0.5 per unit
	Single-Family and Duplex	2 accessible (non-tandem) spaces per dwelling unit	N/A
	Elderly housing	1 per three units	N/A
	All Other Dwelling Units	1 per unit	N/A
Lodging	Hotels/Motels; Bed and Breakfast Inn	1 per room + 1 per 800 sf of public meeting area and restaurant space	N/A
Multi-Family Complex	One Bedroom	1.5 per unit	.2 per unit
	Two Bedroom	2 per unit	.5 per unit
	Three or more bedrooms	2.5 per unit and - .5 per additional bedroom	.75 per unit
Institutional			
Colleges	All	1 per 4 students	1 per 5 vehicle spaces
Community Services	All	1.5 per 250 sf GFA	1 per 20 vehicle spaces
Cultural	Museums, Art Galleries, Opera Houses, Libraries	1.5 per 1,000 sf GFA	2 per 1,000 sf GFA
Day Care	Limited Day Care and General Day Care (see Appendix C)	1 per 375 sf GFA	N/A
Hospital or Medical Clinic	All	1 per 200 sf + 1 space per physician or 3 spaces per bed	.2 per 1,000 sf GFA
Parks and Open Space	All Other	20 per athletic field or ball diamond or 1 per 4 seats, whichever is more	1 per 10 vehicle spaces
Public Safety Service	All	1 per employee + 1 per each 3 volunteer personnel on normal shift + 1 per 200 sf usable office space	2% of number of parking spaces
Religious Assembly	All	1 per 8 seats	N/A
Schools	Elementary and Junior Highs	1 per classroom + 1 per 200 sf office space	1 per 10 students
	High Schools	1 per 200 sf	1 per 20 students
	Schools of Private Instruction	1 per 200 sf	1 per 10 students
Utilities, Basic	All	1 per employee	N/A
Commercial			
Office	General	1 per 350 sf GFA	1 per 30 vehicle spaces, 4 space minimum
	Medical	1 per 200 sf GFA	1 per 30 vehicle spaces, 4 space minimum
Recreation and Entertainment Indoor	Assembly/Auditorium	1 per 6 seats or 1 per 50 sf of GFA if no permanent seats	1 per 20 vehicle spaces
	Amusement Center, Skating Rink, and Dance Hall	1 per 250 sf of GFA	1 per 10 vehicle spaces
	Bowling Alley	2 per lane	1 per 10 vehicle spaces
	Clubs/Lodges	1 per 3 persons or 1 per 200 sf whichever greater	1 per 20 vehicle spaces
	Funeral Home/ Mortuary/Crematorium	1 per 4 seats	N/A
	Health Club/Fitness Center	10 spaces + 1 per 200 sf in excess of 1,000 sf	1 per 10 vehicle spaces

Table 5.6-3 Off-Street Parking Requirements

ARTICLE 5 – SITE IMPROVEMENT STANDARDS

Table 5.6-3 Off-Street Parking Requirements (Continued)

Use Categories	Specific Uses	Minimum Vehicle Spaces	Minimum Bicycle Spaces
Commercial (continued)			
Recreation and Entertainment Outdoor	All Other Outdoor Recreation, including amusement parks, miniature golf, batting ranges, and water slides	1 per 600 sf outdoor recreation area	N/A
	Driving Range	1 per 2 tees	N/A
	Golf Course	4 per hole + 1 per 200 sf for clubhouse	N/A
Retail Sales and Service	General	1 per 300 sf GFA	1 per 10 vehicle spaces; 4 space minimum
	Appliance sales/ repair shops, nurseries, green houses and similar uses	1 per 300 sf GFA	1 per 20 vehicle spaces; 4 space minimum
	Bank	1 per 250 sf GFA, plus required stacking spaces for drive-thru (if applicable)	1 per 30 vehicle spaces; 4 space minimum
	Bars/Nightclubs	1 per 2 seats	1 per 10 vehicle spaces
	Convenience Store	6 per 1,000 sf GFA	1 per 10 vehicle spaces
	Drive-In Cleaners; Drive-In Liquor	1 per 250 sf GFA	N/A
	Fuel: full-service with repair/service facility; full service no repair/service facility; self-service	1.5 per 1,000 sf GFA	N/A
	Other Service Business, Stand-Alone (e.g. salon/barber, frozen food lockers, laundries, and similar uses)	1 per 300 sf GFA	1 per 20 vehicle spaces; 4 space minimum
	Outdoor Sales (e.g. plant nurseries, building supplies) and Vehicle Sales, (including Recreational Vehicles/Boats)	1 per 375 sf GFA of sales and service building	N/A
	Restaurants	1 per 75 sf GFA + 1 per 400 sf outdoor dining area	1 per 20 vehicle spaces; 4 space minimum
	Restaurant with Drive-In Facilities	1 per 50 sf GFA of patron seating area + 1 per 200 sf office/food prep. area	1 per 20 vehicle spaces
	Shopping Centers less than 50,000 sf	3 per 1,000 GFA	1 per 20 vehicle spaces; 4 space minimum
	Swap meets/ farmer's markets	1 per 100 sf gross public sales area	N/A
	Supermarkets, department and hardware stores, book stores, big box stores and similar uses greater than 50,000 sf	1 per 300 sf GFA	1 per 10 vehicle spaces; 4 space minimum
	Theaters	1 per 6 seats	1 per 20 vehicle spaces; 4 space minimum
Industrial			
Industrial	Manufacturing and Production, Warehouse and Freight Movement, Wholesales Sales	0.3 per employee + 1 space per 1,000 sf GFA to 10,000 sf, then 1 space for each 10,000 sf over	1 per 20 vehicle spaces; 4 space minimum
Waste-Related Uses	All	1 per employee	N/A
Other			
Agriculture	All	None	N/A
Aviation, Surface Passenger Terminals	All	1 per employee + spaces required to satisfy projected peak parking needs	N/A
Telecommunication Facilities	All	1 per service employee	N/A

APPENDIX C: ITE Parking Generation Outputs

Multifamily Housing - 1 BR (Low-Rise) - Not Close to Rail Transit (217)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

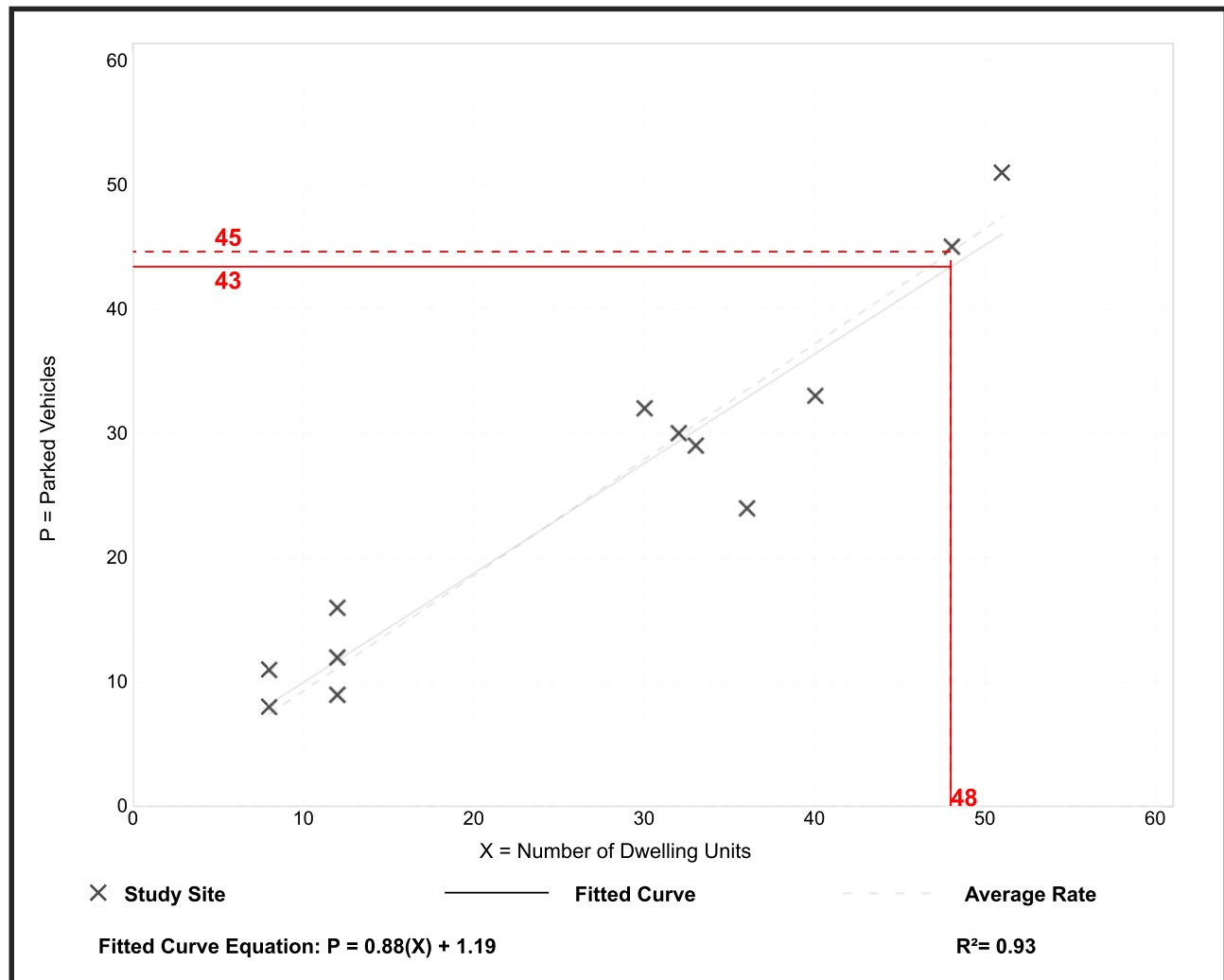
Number of Studies: 14

Avg. Num. of Dwelling Units: 25

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.93	0.67 - 1.38	0.88 / 1.27	***	0.16 (17%)

Data Plot and Equation



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Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

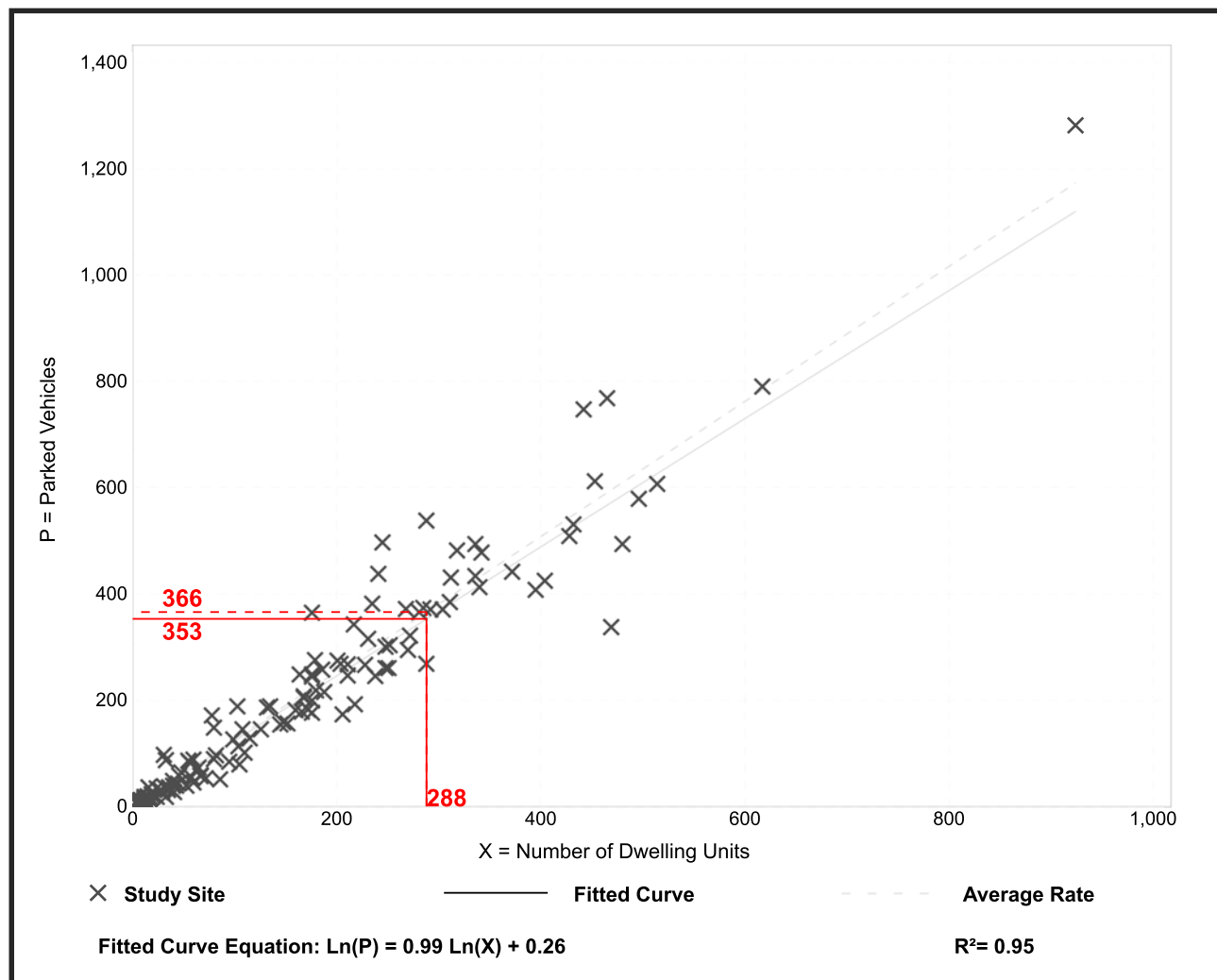
Number of Studies: 143

Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



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