

**Planner: Steven Doss, AICP**

**FILE NUMBER:** DCA223-002(SD)

**DATE INITATED:** December 15, 2022

**TOPIC:** Development Code Amendment regarding adult day care and child-care facilities.

**COUNCIL DISTRICTS:** All

**CENSUS TRACTS:** All

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**PROPOSAL:** Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4), "Child-Care Facility;" 51-4.204(6), "Adult Day Care Facility;" 51-4.217(b)(10) "Day home;" 51A-4.204(1), "Adult Day Care Facility;" 51A-4.204(3), "Child-Care Facility;" 51A-4.217(b)(7.1) "Day home;" 51A-13.306(b), "Use Chart;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities and child-care facilities.

**SUMMARY:** The proposed code amendments remove the requirement for a specific use permit for these facilities in residential districts and allowance for a special exception to certain regulations, which would be decided by the Board of Adjustment. The proposed amendments also contain updates for outdated terminology.

**STAFF RECOMMENDATION:** Approval of the proposed amendments and forward to City Plan Commission.

**Code Amendments Webpage:**

<https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

**BACKGROUND:**

A code amendment was initiated by City Plan Commission (CPC) at the December 15, 2022 meeting. CPC authorized a hearing to consider appropriate zoning districts and development standards associated with adult day care facilities and child-care facilities. During research, staff determined that it may also be appropriate to consider amendments to development standards for day homes, which are small scale child-care facilities that are considered an accessory use to a residence.

**STAFF ANALYSIS:**

In general, child-care facilities are permitted by Specific Use Permit (SUP) in residential districts; as a limited use in MF-3(A), MF-4(A), and office districts; and by right in non-residential zoning districts. Adult day care facilities are similarly regulated in the same districts with the exception that they are allowed by right in industrial districts.

*Recent SUP applications:*

Staff has reviewed the most recent specific use permits (SUP) that have been approved for childcare facilities in residential districts. Conditions included in the SUP approval for these requests include:

- Development must conform to the attached site plan
- Hours of operation
- Time limit
- Building size maximum
- Fence standards

Last fiscal year, two requests for new SUPs to allow a child-care facility to operate were heard. Both were approved with minimal opposition or support from properties within the notification area. It is also important to note that one of these SUPs was needed in order for a skilled nursing facility to provide on-site child-care for its employees.

In internal staff discussions, hours of operation, enrollment numbers, and building sizes are all driven by the applicant based on building design, site constraints, and licensing status, not by land use concerns. State code requires a play area to be enclosed by a fence a minimum of four feet tall; however, child-care facilities often request fences that are taller for added security. Since an SUP cannot exempt a site from fencing standards, when a fence is proposed in a residential front yard over four feet, a special exception from the Board of Adjustment is required and no changes are proposed regarding fences.

*Current standards and districts:*

There are existing standards within the Development Code to address the compatibility of nonresidential uses in residential districts as well as nonresidential uses near residential uses or districts. The following standards apply either to nonresidential uses in residential districts or nonresidential uses within a certain distance from residential uses, as stated by the code.

- Parking is prohibited in the front yard in residential districts. [§51A-4.301\(b\)\(1\)](#)
- Remote parking is prohibited in residential districts, so there will not be standalone parking lots serving nonresidential uses in residential districts. [§51A-4.301\(a\)\(11\)](#)
- A solid screening wall with a minimum of six feet tall is required between any nonresidential parking and contiguous residential uses or vacant lot in residential districts. A lot abutting an alley is considered contiguous. [§51A-4.301\(f\)](#)
- Garbage storage areas must be screened when visible from a street or adjoining property. [§51A-4.602\(b\)\(6\)](#)
- Screening is required between the rear / service side of a building and a residential use. [§51A-4.602\(b\)\(7\)](#)
- A landscape buffer is required between nonresidential uses and residential uses in residential districts. [§51A-10.125\(b\)\(2\)](#)
- Business signs in residential districts must comply with the nonbusiness district sign standards. [§eA-7.403 and 7.404](#)
- When parking lot lighting is provided, it must only be provided if the business is open after sunset and the light sources must be indirect, diffused, or covered by shielded type fixtures; and installed to reduce glare and the consequent interference with boundary street; and there is a limit on the amount of spillover light. [§51A-4.301\(e\)\(2\)](#)

*Adult and child care needs in residential areas*

Based on analyses from the Center for American Progress, as of 2018, 48 percent of people in Texas were living in a child care desert (any census tract with more than 50 children under age five that contains either no child care providers or so few options that there are more than three times as many children as licensed child care slots)<sup>1</sup>. Moreover, an update to the 2018 report in 2020 predicts that this statistic increased as a result of the COVID-19 pandemic<sup>2</sup>.

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<sup>1</sup> “Child Care Deserts,” Center for American Progress 2018 <https://childcaredeserts.org/2018/?state=TX>

<sup>2</sup> “The Coronavirus Will Make Child Care Deserts Worse and Exacerbate Inequality,” Center for American Progress 2020 <https://www.americanprogress.org/article/coronavirus-will-make-child-care-deserts-worse-exacerbate-inequality/>

The availability of adult day care services (also known as adult day programs) are also predicted to be an issue in the near future. According to the US Census Bureau, adults aged 65 and over are not only growing in number but are also expected to outnumber children under 18 by 2035 (U.S. Census, 2018). According to a recent survey by the American Association of Retired Persons (AARP) there is a strong desire from the older adult population to remain in their homes or communities as they age<sup>3</sup>.

In staff's analysis of the use standards, there is no discernable difference between child and adult care centers in terms of land use impact. The major difference is in the current regulations of an adult day care and a child-care facility is that there is a gap in care for persons aged 14, 15, 16, and 17 (Adult Day Care is for persons 18 or older, and Child-Care Facility is for persons under 14 years old). Further, staff discovered there is not an existing corresponding specific accessory use for adult day care and therefore recommends that the age limits specified in the accessory use, "day home" be expanded to persons of any age. Therefore, staff recommends combining the main uses and deleting references to ages in both the main use and accessory use.

Allowing these uses to operate without an SUP in all residential districts would remove barriers to provide access to care services for these vulnerable populations in their communities. Additionally, the benefits of intergenerational programs<sup>4</sup> as described by Katz and Kaplan in the American Planning Association's PAS Report on Intergenerational Community Planning and the opportunities to benefit communities, is another reason to support staff's recommendation to combine the uses, allow the uses in all residential districts, and expand the definition of day home to include adult care.

### *Parking requirements*

It is recommended that the parking ratio for adult and child care facilities be amended to not specify a minimum off-street parking ratio because parking demand studies have shown the ratio of one space per 500 square feet of floor area is higher than necessary and it varies based on location, operational plans, and other criteria unique to the site. Additionally, staff considers a smaller parking lot to fit better within existing communities. Not only do minimum parking requirements increase impervious surfaces, but it also contributes to a reduction in outdoor recreational areas for adults and children who may benefit more from being outside than a parking lot. Also, neighborhood-scale facilities that

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<sup>3</sup> "Despite Pandemic, Percentage of Older Adults Who Want to Age in Place Stays Steady," American Association of Retired Persons. 2022 <https://www.aarp.org/home-family/your-home/info-2021/home-and-community-preferences-survey.html>

<sup>4</sup> "PAS 603. Intergenerational Community Planning". Irv Katz and Matthew Kaplan, PhD. American Planning Association. 2022. 64 pp. <https://planning.org/publications/report/9260421/>

are located within a community are likely to encourage transportation services provided by the day care, carpooling, and alternate transportation methods such as walkup drop-off and pick-up instead of drop-off and pick-up by personal vehicles that are incentivized by minimum parking requirements. Staff recommends that each facility be permitted to discern the appropriate number of parking spaces for employees and customers as their needs dictate.

*Additional board special exception*

It is recommended that an applicant be allowed to pursue a special exception from the Board of Adjustment for the placement of outdoor recreation structures and off-street parking in setbacks. This would reduce the need to consider a Planned Development District applications for simple minor exceptions to the code. Additionally, making the standard for approval a special exception instead of a variance, which requires the applicant prove the property has a hardship of being such a restrictive size, shape, or slope that it cannot be developed commensurately of other lots in the same zoning, will provide day cares an opportunity to utilize their front yards for recreational purposes or parking without meeting the variance standard but will still require neighborhood input and consideration of the potential negative impacts to neighboring properties through a public hearing process.

*Day home attendees*

It is recommended that the attendee limit for a day home be increased from 10 to 12 to align with state licensing limits.

*Updating terminology*

The remainder of the recommended amendments are to update general references to outdated terminology. For example, the Central Education Agency no longer exists and has been replaced by the Texas Education Agency.

**Comparison Cities:**

The cities studied for comparison have similar zoning district restrictions as Dallas (SUP / CUP required in residential districts). However, staff recommends that these uses be allowed with the understanding that existing standards for nonresidential uses within residential districts provide adequate mitigation of any negative externalities that may arise. Additionally, it is expected that similar code amendments will occur in cities nationwide soon, based on recent publications from the American Planning Association,

American Association of Retired Persons, US Census Bureau, and other sources discovered during staff's research.

**Staff Recommendations:**

Staff recommends the following amendments:

1. Combine the main uses Adult Day Care and Child-Care Facility into one use (Child or adult day care facility). Current standards are essentially identical, including permitted districts and additional provisions.
2. Permit the new use in residential districts by right (in lieu of by SUP).
3. Since attendees of this use are often a vulnerable population, it is recommended to prohibit this use in CS Commercial Services and industrial districts where it is currently allowed by right.
4. Add a provision that allows the Board of Adjustment to approve special exceptions to outdoor recreational structures and parking in setbacks.
5. Update the accessory use Day Home definition to allow use for adults and children, including increasing the maximum number of attendees from 10 to 12 (including children and household members of the operator that are being cared for) to align with state licensing standards.
6. Update outdated references and terminology throughout.

**Proposed Amendments**

**SEC. 51A-4.204. INSTITUTIONAL AND COMMUNITY SERVICE USES.**

(1) ~~Reserved. Adult day care facility.~~

~~(A) Definition: A facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers.~~

~~(B) Districts permitted: By right in retail, CS, industrial, central area, mixed use, multiple commercial, and urban corridor districts. By right as a limited use in MF-3(A), MF-4(A), and office districts. By SUP in residential districts. [No SUP required for a limited use in MF-3(A) and MF-4(A) districts.]~~

~~(C) Required off-street parking: One space per 500 square feet of floor area.~~

~~(D) Required off-street loading:~~

<del>SQUARE FEET OF FLOOR AREA IN STRUCTURE</del>	<del>TOTAL REQUIRED SPACES OR BERTHS</del>
<del>0 to 10,000</del>	<del>NONE</del>
<del>10,000 to 60,000</del>	<del>1</del>
<del>Each additional 60,000 or fraction thereof</del>	<del>1 additional</del>

~~(E) Additional provisions:~~

~~(i) The limited use regulations in this chapter are modified for this use to allow an outdoor recreation area and separate access from the main building to the recreation area.~~

~~(ii) This use must comply with statutory licensing requirements.~~

~~(iii) The persons being cared for or supervised under this use may not use the facility as a residence.]~~

(3) Child or adult care~~[Child care]~~ facility.

(A) Definition: A facility that provides care, training, education, custody, treatment, or supervision for persons of any age ~~[under 14 years of age]~~ who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers. This use does not include:

(i) a facility that is operated in connection with a shopping center, business, religious organization, or establishment where children are cared for during short periods while parents or persons responsible for the children are attending religious services, shopping, or engaging in other activities on or near the premises, including but not limited to retreats or classes for religious instruction;

(ii) a school or class for religious instruction that does not last longer than two weeks and is conducted by a religious organization during the summer months;

(iii) an educational facility accredited by the ~~[Central]~~ Texas Education Agency or the Southern Association of Colleges and Schools, or their successor agencies, that operates primarily for educational purposes in grades kindergarten and above;

(iv) an educational facility that operates solely for educational purposes in grades kindergarten through at least grade two, that does not provide custodial care for more than one hour during the hours before or after the customary school day, and that is a member of an organization that promulgates, publishes, and requires compliance with health, safety, fire, and sanitation standards equal to standards required by state, municipal, and county codes;

(v) a kindergarten or preschool educational program that is operated as part of a public school or a private school accredited by the ~~[Central]~~ Texas Education Agency or its successor agency, that offers educational programs through grade six, and does not provide custodial care during the hours before or after the customary school day;

(vi) an educational facility that is integral to and inseparable from its sponsoring religious organization or an educational facility both of which do not provide custodial care for more than two hours maximum per day, and that offers educational programs for children age five and above in one or more of the following: kindergarten through at least grade three, elementary, or secondary grades;

(vii) a day home as defined in Section 51A-4.217; or

(viii) individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

(B) Districts permitted: By right in residential, retail, ~~[CS, industrial,]~~ central area, mixed use, multiple commercial, office, and urban corridor districts. ~~[By right as a limited use in MF-3(A), MF-4(A), and office districts. By SUP in residential districts. *[No SUP required for a limited use in MF-3(A) and MF-4(A) districts.]*~~]

(C) Required off-street parking: None ~~[If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise one space per 500 square feet of floor area].~~

(D) Required off-street loading:

<b>SQUARE FEET OF FLOOR AREA IN STRUCTURE</b>	<b>TOTAL REQUIRED SPACES OR BERTHS</b>
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional



(E) Additional provisions:

(i) ~~[The limited use regulations in this chapter are modified for this use to allow an outdoor play area and separate access from the main building to the play area.]~~

(ii) ~~[This use must comply with all applicable requirements imposed by state law.]~~

(iii) The persons being cared for, trained, kept, treated, or supervised under this use may not use the facility as a residence.

(ii) The board of adjustment may grant a special exception to the following standards when, in the opinion of the board, the special exception will not adversely affect neighboring properties:

(A) Minimum front, side, or rear yard requirements for accessory structures for use in outdoor recreation; and

(B) Placement of off-street parking in the front yard when prohibited pursuant to Section 51A-4.301(b).

**SEC. 51A-4.217. ACCESSORY USES.**

(7.1) Day home.

(A) Definition: A facility that provides care or supervision for ~~["day home attendees," whether or not the facility is operated for profit or charges for the services it offers. For the purposes of this paragraph, "day home attendees" means]~~persons. ~~[under 14 years of age, including those related to the owner of the residence or the head of the household by blood, marriage, or adoption.]~~ A day home is incidental to the primary use of the premises as a residence and conducted on the premises by a resident of the premises who is on the premises during hours of operation. This use does not limit individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

(B) Districts restrictions: This accessory use is not permitted in P(A) and urban corridor districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) No more than 12 ~~[10]~~ day home attendees, including those related to the owner of the residence or the head of the household by blood, marriage, or adoption, are permitted at any time in the operation of this use.

(ii) A person who conducts a day home use shall not:

(aa) use an advertisement, sign, or display on or off the premises;

- (bb) advertise in the yellow pages of the telephone directory;
  - (cc) employ more than two persons on the premises, other than the residents of the premises;
  - (dd) conduct outdoor activities between the hours of 10 p.m. and 7 a.m.;
  - (ee) conduct outdoor activities unless the activities are screened from the neighboring property by a fence at least four feet in height;
  - (ff) generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.
- (iii) [~~This use does not include individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.~~]
- (iv) The area restrictions in Subsection (a)(3) do not apply to this use.
- [~~(v) This use must comply with all applicable requirements imposed by city ordinances, rules, and regulations, and by state law.~~]

SEC. 51A-13.304. DEVELOPMENT TYPES.

(a) General.

(1) Development Types by District.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Town-house Stacked	Town-house	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Ge	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	.	.	.	.	.	.	.		.	.
Medium (WMU-8, WMU-12)	.		.	.	.	.			.	.
High (WMU-20, WMU-40)	.		.	.					.	.
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)		.*		.	.	.	.		.	.
Medium (WR-8, WR-12)				.	.	.			.	.
High (WR-20, WR-40)				.					.	.
Residential Transition (RTN)						.	.	.	.	.
Shopfront (-SH) Overlay over any WMU or WR district	.	.							.	.

\* Office and Medical allowed only along thoroughfare

SEC. 51A-13.306. USES.

(a) General Provisions.

(1) Allowed uses.

No certificate of occupancy may be issued for a use in a WMU, WR, or RTN district that is not allowed by this section. Existing nonconforming uses may continue in accordance with Section 51A-4.704.

(2) Use Categories.

(A) In order to regulate uses more efficiently, categories of uses have been established.

(B) Use categories provide a systematic basis for assigning land uses to appropriate development types. Use categories classify land uses and activities based on common functional, product, or physical characteristics.

(C) Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

(3) Principal Uses.

Principal uses are grouped into categories of uses. Permitted uses are shown in Section 51A-13.306(b), "Use Chart." The use categories used in the use chart are listed in Section 51A-13.306(d), "Use Categories." The examples of permitted uses listed are not an exhaustive list. The building official has the responsibility for categorizing uses. See Paragraph (6) below.

(4) Transitional Uses.

Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their property during the interim period as the district develops. For a list of permitted transitional uses and regulations, see Section 51A-13.306(e), "Transitional Uses."

(5) Accessory uses.

(A) Except as provided below, accessory uses are allowed in conjunction with a permitted principal use in accordance with Section 51A-4.217.

(B) A use listed in Section 51A-13.306, "Uses," (and not Sections 51A-4.201 through 51A-4.216) may be an accessory use if the building official determines that the use is customarily incidental to a main use and otherwise complies with this section.

(C) Except as otherwise provided in this article or in Article IV, accessory uses are subject to the following area restrictions.

(i) If the use is conducted outside, it may not occupy more than five percent of the area of the lot containing the main use.

(ii) If the use is conducted inside, it may not occupy more than five percent of the floor area of the main use.

(iii) Any use that exceeds these area restrictions is considered to be a separate main use.

(D) Pedestrian sky bridges are not permitted in the form districts.

(E) Wind turbines and other integrated renewable energy systems are permitted in the form districts.

(6) Building Official Responsibility.

(A) The building official is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the building official shall place the proposed use under that use category.

(B) When determining whether a proposed use is similar to a listed use in Section 51A-13.306(d), "Use Categories," the building official shall consider the following criteria:

(i) The actual or projected characteristics of the proposed use.

(ii) The relative amount of site area or floor area and equipment devoted to the proposed use.

(iii) Relative amounts of sales.

(iv) The customer type.

(v) The relative number of employees.

(vi) Hours of operation.

(vii) Building and site arrangement.

(viii) Types of vehicles used and their parking requirements.

(ix) The number of vehicle trips generated.

(x) Signs.

(xi) How the proposed use is advertised.

(xii) The likely impact on surrounding properties.

(xiii) Whether the activity is likely to be independent of the other activities on the site.

(7) Additional Use Regulations.

Except as otherwise provided in this article, the additional provisions in Division 51A-4.200 for a specific use apply to that use under this article.

(b) Use Chart.

The use chart identifies the uses allowed by right, the uses requiring a specific use permit, and uses that are not allowed. The use chart key is set forth below.

(A) Permitted. (·)

Indicates that the use is allowed by right in that development type.

(B) specific use Permit. (□)

Indicates that a use is permitted in that development type only in accordance with Section 51A-4.219, "Specific Use Permit (SUP)."

(C) Blank Cell.

A blank cell indicates that a use is not permitted in that development type.

		Mixed Use Shopfront		Single- Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot	Additional Regulations	
		Mu		Ss	Gc	Apt	Ts		Th	Mh	Sf	Civ	O	
Principal Use	Use Category	Ground Story	Upper Stories	Ground Story	All Stories	All Stories	Ground Story	Upper Stories	All Stories	All Stories	All Stories	All Stories	---	
Residential	Single-family living		.				.	.	.	.	.			(c)(1), (c)(2)
	Multifamily living		.			.	.	.	.	.				
	Group living		.			.	.	.	.	.				(c)(1)
Civic	Community service, except as listed below:	☐	☐	☐	☐		☐					☐		
	<i>Museum, library</i>	.	.	.	.		.				.			(c)(3)
	<b>Day care</b>	.	.	.	.	⚡	⚡	⚡	⚡	⚡	.			(c)(3)
	Educational	.	.	.	.						.			(c)(3)
	Government service, except as listed below:	.	.	.	.						.			(c)(3)
	<i>Detention center, jail, or prison</i>				☐							☐		
	Park or Open space											.		
	Social service	☐	☐	☐	☐									(c)(8)
	Transit station	.	.	.	.						.			
	Utilities											.		(c)(4)
Place of Worship	Place of Worship	.	.	.	.						.			
Office	Medical	.	.	.	.									
	Office	.	.	.	.		.							
Retail	Drive-thru facility	☐	☐	☐	☐									(c)(9)
	Restaurant or Bar	.	.	.										(c)(5)
	Retail sales	.	.	.										(c)(5)
	Vehicle sales	.	.	.										
Service and Entertainment	Commercial amusement (inside)	☐	☐	☐	☐									
	Indoor recreation	.	.	.	.									
	Personal service, except as listed below:	.	.	.	.									
	Animal care	.	.	.	.									(c)(6)
Commerce	Commercial parking	.	.		.							☐		
	Passenger terminal limited to a Helistop		☐		☐									
	Overnight lodging		.		.									(c)(7)
	Self-service storage		☐		☐									
Fabrication	Light manufacturing				.									
	Research and development				.									
	Vehicle service				.									

Key: . = Permitted ☐ = Specific Use Permit Blank Cell = Not Permitted

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(c) Additional Regulations.

*Omitted for brevity.*

(d) Use Categories.

*Omitted for brevity.*

(2) Civic Use Categories.

*Omitted for brevity.*

(B) Day care.

(i) Definition. Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

(ii) Examples of Permitted Uses.

Adult day care facility.

Child care facility.

Nursery school or preschool.

*Omitted for brevity.*

(e) Transitional Uses.

*Omitted for brevity.*

(Am. Ord. 30889, passed 6-13-18)

## **SEC. 51A-13.402. REQUIRED PARKING.**

**(a) Spaces Required.**

**(1) RTN District Required Spaces.**

(A) Except as otherwise provided, the residential parking design standards of Division 51A-4.300 and the number of required off-street parking spaces in Division 51A-4.200 apply in the RTN district.

(B) No compact parking is permitted on surface parking lots. A maximum of 20 percent of the required parking in a structure may be compact parking.

(C) No parking reductions are permitted in the RTN district.

**(2) WMU and WR District Required Spaces.**

The following spaces are required in the WMU or WR districts.



### Required Parking in WMU and WR Districts

Use Category		Number of Spaces Required
Residential	Household living	1.50 per single-family living unit 1.15 per one-bedroom or smaller multifamily living unit 1.65 per two-bedroom multifamily living unit 2.00 per three-bedroom or larger multifamily living unit 0.70 per retirement housing living unit
	Group living	0.25 per bed PLUS 1 per 200 SF office, minimum 4
Civic	Community service	1 per 200 SF
	Day care	None [1 per 500 SF]
	Educational	1.50 per elementary classroom 3.50 per junior high or middle classroom 9.50 per senior high classroom 1 per 25 SF seats in any other classroom type
	Government service	1 per 200 SF
	Park/open space	None
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	see Group Living
Office	Medical	1 per 222 SF
	Office, except:	1 per 333 SF
	Art studio, gallery	1 per 500 SF
	Financial services, Bank Call center	1 per 222 SF 1 per 167 SF
Retail	Restaurants, except:	1 per 100 SF
	Bar, private club	1 per 83 SF
	Retail sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (inside), except:	1 per 200 SF
	Dance hall	1 per 25 SF
	Indoor recreation, except:	1 per 150 SF
	Health club or spa	1 per 143 SF
	Movie theater	0.27 per seat
	Performing arts theater	0.40 per seat
Personal service	1 per 250 SF	
Commerce	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
	Self-service storage	minimum 6
	Light manufacturing	1 per 600 SF

Use Category		Number of Spaces Required
Fabrication	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5

Note: The parking requirements of Division 51A-4.200 apply to uses not listed in the preceding chart nor deemed to be an equivalent use pursuant to the provisions of Section [51A-13.306](#), "Uses."

(Am. Ord 31470, passed 2-24-20)