

ARTICLE 6

PARKING AND LOADING REQUIREMENTS

Section 6.10 Purpose and Application of Requirements

The purpose of this Article is to provide all districts at the time of erection, enlargement or change in use, of any principal building or structure, off-street parking space with adequate access to all spaces. Off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a certificate of zoning compliance as hereinafter prescribed. Due to the unique characteristics of the Service District, certain provisions of Article VI have been modified. These are detailed under Section 9.90, S Zone District - Service District.

Section 6.20 General Requirements

- a) Residential Off-Street Parking - Residential off-street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve.
- b) Commercial District - Off-street parking within the Commercial Districts shall either be on the same lot, contiguous lots under the same ownership, or open public (municipal) parking lots within three hundred (300) feet of the building it is intended to serve, measured from the nearest public building entrance to the nearest parking space of the off-street parking lot. Provided however, the city may require that some or all of the required parking be provided outside of municipal parking lots if it is determined that sufficient capacity is unavailable within the municipal parking lot(s).
- c) Change in Parking Location - Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities meeting the standards of this section are provided elsewhere, or the parking requirements of the site change.
- d) Prohibited Use of Parking Area for Storage - The use of parking areas for material storage, refuse storage stations and dumpsters, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance is expressly prohibited, except during construction for which a building permit has been issued. The use of semi-trailers or similar vehicles for storage purposes on the premises for five (5) or more days is prohibited.
- e) Collective Parking Arrangements - Except for single-family detached housing units, two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced by up to ten percent (10%) if a signed agreement is provided by the property owners, and the Zoning Administrator, after site plan review, determines that the peak usage will occur at different periods of the day. The agreement shall be recorded by the applicant with the Ottawa County Register of Deeds, shall run with the land and not

the property owners or uses of record, and shall only be modified by consent of the Planning Commission

- f) More Than One Use on Premises - Where two or more uses exist on the premises, parking requirements shall be calculated for each use, unless specifically provided otherwise herein.
- g) Parking Lot Deferment - Where the property owner can demonstrate that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that an area of sufficient size to meet the parking space requirements of this Article is retained as open space, and the owner agrees to construct the additional parking at the direction of the Planning Commission based on observed usage within six (6) months of being informed of the request in writing by the Zoning Administrator. The site plan shall note the area where parking is being deferred, including dimensions and dotted parking lot layout. The Planning Commission may require the applicant to post a performance guarantee to ensure construction of the deferred parking if it is determined that the parking is needed. Parking lot deferment for special land uses and planned unit developments shall be processed by the City Council.
- h) Use Enlargement or Change - In the event an existing use is enlarged or changed to a different use, the available on-site parking provided shall be adjusted to reflect the parking requirements of the expanded use or new use, provided, however, should the expansion or new use require less parking than the former use, the applicant shall not be required to modify the existing parking.
- i) Excess Parking/Pavement - In order to minimize excessive areas of pavement which depreciate aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by greater than twenty-percent (20%) shall not be allowed, except as approved by the City Council. In granting this additional space, the City Council shall determine that the parking will be required, based on documented evidence. [Ordinance No. 265, 10/4/2010]
- j) Parking for Vehicles During Construction - During construction, off-street parking (off the public right-of-way) shall be provided for all construction vehicles and employees. The parking shall be on the lot or parcel at which the construction is occurring or another lot or parcel. If parking is to occur on another lot or parcel, written permission shall be secured from the owner of the lot or parcel prior to the parking of vehicles. In all cases, the Zoning Administrator shall have the authority to require the rearranging and/or relocation of parking so as to assure the public safety.
- k) Uses Not Listed, Including Temporary and Seasonal Uses - For uses not specifically listed in Section 6.40, the requirements for off-street parking facilities shall be in accordance with a similar use or based on documentation regarding the specific parking needs for the particular use, as determined by the Planning Commission or, in the case of a special land use or planned unit development, the City Council following a recommendation from the Planning Commission.

Section 6.30 Parking Units of Measurements

- a) **Floor Area:**
 - 1) **Gross Floor Area** - Where floor area is the unit for determining the required number of off-street parking and loading spaces, the unit shall mean the gross floor area (GFA), unless otherwise noted.
 - 2) **Useable Floor Area** - Where the floor area measurement is specified as useable floor area (UFA), parking requirements shall apply to all internal building areas excluding the floor area used for incidental service, storage, mechanical equipment rooms, heating/cooling systems and similar uses, and other areas not intended for use by the general public. Where these areas are not defined, useable floor area shall be considered to be eighty-five percent (85%) of the gross floor area.
- b) **Benches and Pews** - In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other seating, shall be counted as one seat.
- c) **Number of Employees** - Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.
- d) **Fractional Spaces** - When units of measurements determining the number of required parking or loading spaces result in a fractional space, any fraction shall be counted as one (1) additional space.

Section 6.40 Parking Space Numerical Requirements (Parking Space Schedule)

The minimum number of off-street parking spaces shall be determined by the type of use in accordance with the following schedule:

A. General Residential	
Single-family and Two-family dwellings.	2.0 spaces per dwelling unit
Multiple-family dwelling and Dormitories.	1.5 spaces per each efficiency or one bedroom dwelling unit and 2.0 spaces per each unit with two or more bedrooms
Manufactured homes in a mobile home park.	2.0 spaces per each manufactured/ mobile home unit or site

B. Senior Housing [Retirement Villages/Centers, Independent Care Units, Elder Care Housing, Intermediate Care Units, Convalescent Homes, and Nursing Homes]	
Housing for fully independent residents: Senior independent units and Independent Care Retirement Village or Center.	1.5 spaces per each room and living unit
Housing for residents requiring a moderate level of care: Senior "interim care", elder care", and "intermediate care" units.	1.0 space per each room, plus 1.0 space per employee
Housing for residents whose care is fully dependent on others: Convalescent homes, nursing homes, rest homes, etc.	1.0 space per each two rooms, plus 1.0 space per employee

C. Institutional/Civic [Religious, Municipal, Hospital, Child Care, Schools, and Halls]	
Churches, temples, synagogues and other places of worship.	1.0 space per each three seats or six feet of pews
Municipal office buildings.	4.0 spaces per 1,000 sq. ft. GFA, plus spaces required for any assembly hall, auditorium, and outdoor arena.
Hospitals.	2.5 spaces per each licensed bed, plus outpatient care and emergency care requirements
Outpatient care and emergency care services.	Refer to Office Parking Requirements
Child care centers.	2.0 spaces, plus , 1.0 additional space for each seven children of licensed authorized capacity
Primary schools (elementary and junior high schools).	1.0 space per each classroom, plus 3.5 spaces per each 1,000 square feet of gross office area, plus spaces required for any assembly hall, auditorium, and outdoor arena
Secondary (high) schools. Commercial/Trade schools. College/University.	5.0 spaces per each classroom, plus 3.5 spaces per each 1,000 square feet of gross office area, plus spaces required for any assembly hall, auditorium, outdoor arena, and dormitory or other on-campus housing
Auditoriums. Assembly halls. Outdoor arenas.	1.0 space per each three seats or six feet of bleachers
Public recreation centers	5.0 spaces per 1000 square feet of GFA

C. Institutional/Civic [Religious, Municipal, Hospital, Child Care, Schools, and Halls]	
Dance hall. Union/Lodge hall. Fraternal hall/club. Similar uses	1.0 space per every two persons of capacity authorized by the City Building Code [or Fire Code if more stringent]

D. Office	
Medical/dental office/clinic.	7.0 spaces per 1,000 sq. ft. GFA, plus outpatient care, emergency, twenty-four hour med station requirements
Outpatient care. Emergency care. Twenty-four (24) hour med station.	2.0 spaces per exam or outpatient procedure/operating room, plus 1.0 space per laboratory or recovery room, plus 1.0 space for each two rooms for employee parking
General office building.	3.5 spaces per 1,000 sq. ft. GFA
Branch bank. Credit union. Savings and Loan.	5.0 spaces per 1,000 sq. ft. GFA, plus 4.0 stacking spaces per window and ATM

E. Commercial/Retail/Service	
Appliance store.	4.0 spaces per 1,000 sq. ft. UFA
Automobile service station and gasoline stations, with or without convenience goods.	2.0 spaces per each service bay, plus 1.0 space per employee, plus 1.0 space per each tow truck, plus 1.0 space for each 300 square feet devoted to sales of convenience goods, plus 2.0 spaces per pump
Vehicle repair, minor and oil change/quick lube.	2.0 spaces per service bay, plus 1.0 space per employee
Vehicle sales, with or without minor vehicle repair	1.0 space per 200 sq. ft. gross sales [showroom and office] floor area, plus 3.0 spaces per each auto service bay
Vehicle wash (automatic or semi-automatic).	2.0 spaces, plus 1.0 space per employee, plus stacking spaces as required by Section 4.80
Bar (Lounge).	16.0 spaces per 1,000 sq. ft. UFA, or 0.7 spaces per seat, whichever is greater
Barber shop/beauty salon/hair salon.	2.5 spaces per each barber or beautician's chair or station
Bed-and Breakfast Inn.	2.0 spaces, plus 1.0 space per guest room

E. Commercial/Retail/Service

Conference rooms, exhibit halls, and similar uses.	1.0 space per every two persons of capacity authorized by the City Building Code, or 10.0 spaces per 1,000 sq. ft. GFA, whichever is greater
Convenience store, with or without gasoline service.	4.0 spaces per 1,000 sq. ft. UFA, plus 2.0 spaces per pump
Discount retail store.	5.0 spaces per 1,000 sq. ft. UFA
Dry cleaners.	2.0 spaces per 1,000 sq. ft. UFA, plus 2.0 spaces per drive-up window
Equipment repair.	1.0 space per 4,000 sq. ft. UFA
Funeral homes.	1.0 space per 50 sq. ft. UFA devoted to service parlors, chapels, and reception areas, plus 1.0 space per each funeral vehicle stored on the premises
Furniture/carpet store.	1.5 spaces per 1,000 sq. ft. UFA
Hardware/paint/home improvement store	3.0 spaces per 1,000 sq. ft. UFA
Laundromat.	1.0 space per each two washing machines
Mini/self-storage warehouse.	Minimum of 6.0 spaces, plus 1.0 space per each mini/self-storage unit with parking to be located adjacent to the front garage door of each unit
Motel/hotel with lounge, restaurant, conference or banquet rooms or exhibit facility.	1.0 space per guest room, plus 10.0 spaces per 1,000 sq. ft of lounge, restaurant, conference or banquet rooms or exhibit space
Manufactured/modular sales and service.	1.0 space per 800 sq. ft. UFA, plus 2.0 spaces per each vehicle sales service bay
Restaurant-sit-down type with liquor license.	16.0 spaces per 1,000 sq. ft. UFA, or 0.6 spaces per seat, whichever is greater
Restaurant - family type (without liquor license).	12.0 spaces per 1,000 sq. ft UFA or 0.5 spaces per seat, whichever is greater, plus 5.0 longer spaces [no less than 25 ft.] designated for recreational vehicles
Restaurant - fast food with drive-through window.	15.0 spaces per 1,000 sq. ft. UFA or 0.6 spaces per seat, whichever is greater, plus 10.0 designated drive-through short term waiting spaces, plus 5.0 longer spaces [no less than 25 ft.] designated for recreational vehicles
Restaurant - take out with less than six tables and/or booths.	6.0 spaces, plus 1.0 space per employee
Business center.	4.0 spaces per 1,000 sq. ft. UFA
Showroom of a plumber, cabinet maker, decorator, or similar trade.	1.0 space per 800 sq. ft. UFA

E. Commercial/Retail/Service	
Supermarket.	4.5 spaces per 1,000 sq. ft. UFA
Mega-Market (combined grocery and department store).	4.0 spaces per 1,000 sq. ft. UFA
Video rental establishments.	1.5 spaces per 1,000 sq. ft. UFA, with a minimum of 8.0 spaces provided

F. Recreation/Entertainment	
Batting cages.	3.0 spaces per cage
Bowling centers.	5.0 spaces per lane, plus amount required for the bar if a bar or lounge is present
Commercial outdoor recreation not listed elsewhere.	5.0 spaces per 1,000 sq. ft. GFA, with a minimum of 10 spaces provided
Golf course driving range.	1.0 space per tee
Golf course, miniature.	1.0 space per course hole
Golf course, par three.	3.0 spaces per course hole
Golf course.	6.0 spaces per course hole
Golf course banquet hall/lounge.	0.5 spaces per seat, plus spaces required for golf course
Health fitness centers without swimming pool.	5.0 spaces per 1,000 sq. ft. UFA
Ice/roller skating rink.	6.0 spaces per 1,000 sq. ft. GFA
Marina	1.5 spaces per boat slip, plus 1.0 space for each four (4) boat racks in an "in-out" boat keeping building or facility, plus 1.0 space per 800 sq. ft. UFA for showroom sales, plus 2.0 spaces per each service bay
Swimming pool.	1.0 space per each three persons of capacity authorized by the City Building Code
Theater, cinema.	1.0 space per each four seats, plus 4.0 spaces per screen or stage
Racquetball/tennis centers.	1.0 space per 1,000 sq. ft. GFA or 6.0 spaces per court, whichever is greater
Video Arcade.	1.0 space per 50 sq. ft. UFA, with a minimum of 6.0 spaces required

G. Industrial	
Light industrial, manufacturing, testing labs, research and development centers, other industrial.	1.5 spaces per 1,000 sq. ft. GFA, or 1.2 spaces per employee, whichever is greater, plus 1.0 space for each corporate vehicle
Warehousing.	1.0 space per each 2,500 sq. ft. GFA, or 1.0 space per employee, whichever is greater, plus 1.0 space for each corporate vehicle [Note: separate standard provided for mini-storage]

H. Uses Not Specified
Refer to 6.20, k) for determining required parking for uses not specified under Section 6.40.

Section 6.50 Barrier Free Parking Requirements

- a) **Barrier Free Spaces** - Within each parking lot, signed and marked barrier free spaces shall be provided at a convenient location, in accordance with state and federal law.
- b) **Barrier Free Access** - Wheelchair access requirements shall be according to state or federal barrier free regulations, with the most restrictive requirements applying.

Section 6.60 Stacking Space Requirements

Where the requirements of Section 6.40, Parking Space Schedule, requires the reservation of space for the stacking of vehicles, the follows standards shall apply to the space:

- a) **Conflict With Other Traffic** - Stacking spaces shall not conflict with traffic accessing the use, nor adjacent uses.
- b) **Length** - Each space shall be at least twenty-five (25) feet in length.
- c) **Blocking of Parking Spaces** - Parking spaces blocked by stacking spaces shall not be included in calculating the required number of parking spaces.
- d) **Use of Public or Private Street** - The use of a public or private street for stacking of vehicles is prohibited.
- e) **Additional Spaces Required** - Additional stacking spaces may be required if it is determined, during site plan review, that the spaces are necessary for proper traffic safety and control.

Section 6.70 Off-Street Parking Space Design Standards and Setback Requirements

Off-street parking facilities shall be designed, constructed and maintained according to the following standards and regulations.

- a) **Ingress and Egress** - Ingress and egress to the parking facility shall be provided by clearly defined driveways. For purposes of public safety, ingress and egress movements may be restricted or otherwise regulated pursuant to vehicular movement (e.g. one-way, in-only, out-only, right-turn only, etc.), driveway openings and spacings, driveway size, and related factors.
- b) **Construction Material Surface** - All parking lots shall have a concrete, asphalt, or brick paver surface. Pervious or semi-pervious hard surfacing materials, as part of a low-impact design for stormwater management approved as part of the site plan, are permitted and encouraged [Ord. No. 265, 10/4/2010]
- c) **Driveways - Surface Material**
 - 1) **Single-Family Residential** - All single-family dwelling unit driveways shall have a concrete, asphalt, or brick paver surface, provided, however, a dwelling unit accessing a non-paved road, or with a driveway of two hundred (200) feet or greater in length, shall be permitted to install a driveway of compacted gravel or stone, except as follows:
 - a. The paving exclusion detailed above shall not apply to that portion of a driveway located in a required setback. That portion of a driveway located in a required setback shall have a concrete, asphalt, or brick paver surface.
 - 2) **Other Driveways** - All driveways, other than Single-Family Residential referenced above, shall have a concrete, asphalt, or brick paver surface.
- d) **Driveways - Design and Construction Standards:**
 - 1) **Single-Family Residential** - All driveways shall possess a curb opening and minimum width of sixteen (16) feet and shall be constructed of materials specified under Paragraph c), above.
 - 2) **Multiple-Family, Commercial, and Industrial** - All driveways shall possess a curb opening and minimum width of thirty (30) feet and shall be constructed of materials specified under Paragraph c), above. Provided, however, more stringent design and construction standards may be required if determined necessary for the public safety and/or to maintain compliance with County or State requirements pursuant to connection with a County or State road.
- e) **Maneuvering Lanes** - All spaces shall be provided adequate access by means of maneuvering lanes.
- f) **Lighting** - All parking lot or display lighting shall be designed, located and/or shielded to prevent spill over onto adjacent properties, and shall be arranged to prohibit adverse effects on motorist visibility on adjacent public roadways. The maximum height of

parking lot light fixtures shall be twenty (20) feet for any lot within one-hundred and fifty (150) feet of a residential district, and a maximum height of forty (40) feet in all other parking lots.

- g) Curbing - Curbing or bumper blocks shall be provided where parking spaces abut landscaping, property lines, sidewalks or required setback areas.
- h) Use of Public Street - Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows.
- i) Right-of-Way Setback for Parking Lots and Maneuvering Aisles - Parking lots and related maneuvering aisles shall have a minimum setback of ten (10) feet from any adjacent right-of-way line. Required parking lot setback areas shall be landscaped.
- j) Parking Lot Setback from Property Line - Parking lots shall have a minimum set back of ten (10) feet from any property line that is not a street right-of-way line. This requirement may be waived where a shared access driveway, connected parking lots, frontage road, or rear service drive exists.
- k) Parking Lot Setback from Residential Zone - Parking lots shall have a minimum rear and side yard setback of twenty (20) feet from any residential zoning district. This setback area shall include either a landscape berm or other landscaping and/or a wall to screen headlights. The design of the landscape or wall feature shall be compatible with the character the adjacent residential district.
- l) Parking Space Design - All spaces shall be designed and marked with dimensions described below:

ANGLE	SPECIFICATION [Refer to Parking Diagrams - Figures 6-1, 6-2 and 6-3]
76 to 90 Degree	9 x 18 feet with 24 feet wide aisle for 2-way traffic or 18 feet for single-loaded 1-way aisle.
30 to 75 Degree	9 x 21 feet with 24 feet wide aisle for 2-way traffic or 15 feet for single- or double-loaded 1-way aisle.
Parallel Parking	9 x 25 feet with a 3 feet area striped for "No Parking" between each two spaces, and 22 feet for 2-way traffic aisle or 15 feet wide for 1-way aisle.

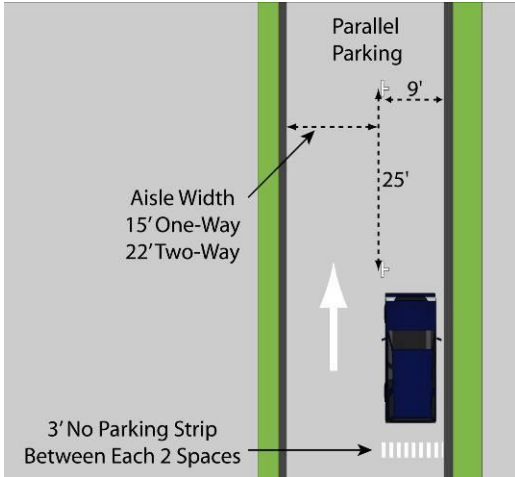


Figure 0-3: Parallel Parking Dimensions



Figure 0-3: 35-75 Degree Parking Dimensions

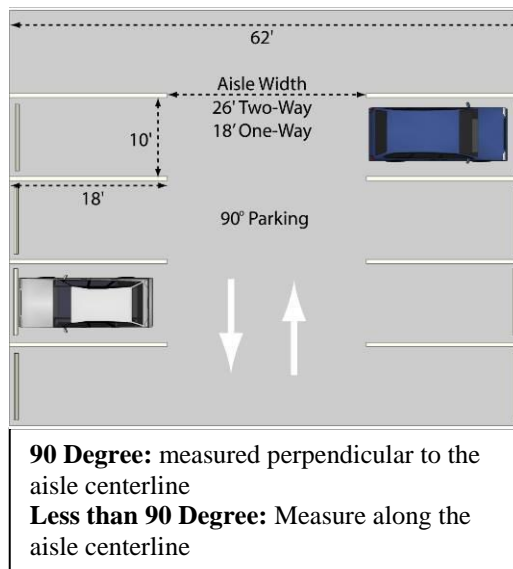


Figure 0-3: 90-Degree Parking Dimensions

- m) **Space Width Reduction Option** - Required width of parking spaces may be reduced by six (6) inches per space if the parking lot is marked with double (or loop) stripes at three (3) or four (4) inches wide and spaced eighteen (18) to twenty four (24) inches apart.
- n) **Use of Front Yard for Parking:**
 - 1) **Single-Family Residential** - On any single-family residential lot, the parking of vehicles shall be restricted to the driveway, carport, or garage. Except for the parking of recreational vehicles as provided for under Section 3.190, and as provided above, the front yard shall not be used for the parking of vehicles.
 - 2) **Other Than Single-Family Residential** - Parking shall be restricted to those locations (e.g. driveways and parking lots) approved for the use based on the provisions of this Ordinance and subject to site plan review and approval.

Section 6.80

Parking Lot Construction and Maintenance

a) **Plans and Review and Approval** - Plans and specifications for parking areas shall be submitted to the Zoning Administrator prior to the issuance of a Building Permit. These plans shall be reviewed by the Zoning Administrator for compliance with this Ordinance and the Building Official for compliance with City Construction Codes. If the parking lot is to be constructed in conjunction with a building project, the following information may be submitted as part of an overall project site plan which incorporates all project elements. The plan shall include:

- 1) Existing and proposed locations, sizes, and grades of the parking lot(s).
- 2) Sufficient engineering design detail, including run-off calculations, to demonstrate that storm water will be accommodated on-site through approved drainage facilities, including catch basins, proper pipe sizes, and connections to existing drainage structures.
- 3) Design detail of surface and base materials to be used during construction.
- 4) Curb cut and deceleration and acceleration lane detail, including size, design, relationship to curb cuts on adjacent property, turning radius, and traffic flow.
- 5) Perimeter and interior landscaping including location, size, and setbacks of planting areas, type and size of plant materials, irrigation, architectural screens or walls, and other features.
- 6) Signs, including placement, purpose, size, type, and method of illumination.
- 7) Lighting detail including location, size, and type(s) of fixture(s). Fixtures used for the lighting of parking lots shall be of a cut-off (or comparable) design to prevent the spillage of light/glare onto adjoining residential properties. (See Figure 6.4).

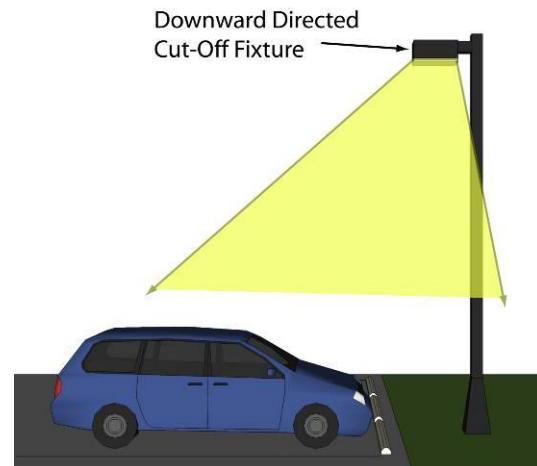


Figure 0-4 Cut-Off Lighting

b) **Installation Period** - Approved parking lots shall be installed and completed before issuance of a building occupancy permit. The Zoning Administrator may grant a temporary occupancy permit, combined with an extension for up to six (6) months to hard surface the parking in the event of adverse weather conditions or unusual delays beyond the control of the property owner. In granting a temporary occupancy permit, the uncompleted parking lot must be sufficiently improved to permit safe use by the public. In granting the extension, the Zoning Administrator may require the applicant to file a performance guarantee to ensure construction of the parking lot as approved.

- c) **Pavement Markings** - All parking spaces, aisles, loading and unloading areas, pedestrian crossings, and directional control shall be marked. The visibility of pavement markings shall be of high quality and well maintained. Pavement markings shall be maintained on a regular basis to ensure lasting visibility.
- d) **General Maintenance** - All parking lots shall be maintained. Zoning approval is not required for normal maintenance such as cleaning, sealing, and/or patching.

Section 6.90 Off-Street Loading and Unloading Areas

On the premises, space for standing, loading and unloading vehicles shall be provided for each use involving the receipt or distribution of goods based on the following criteria:

- a) **Size and Location (General)** - The loading area shall be of sufficient size, and properly located, to prevent undue interference with adjacent required parking spaces, maneuvering aisles, or traffic flow on public streets.
- b) **Alley Location** - Where an alley exists at the rear of the building, the required loading area may be computed from the centerline of the alley.
- c) **Visible to a Public Street** - Loading/unloading areas and docks shall not be provided in the front yard or on any building side facing and directly visible to a public street.
- d) **Visible to a Residential District** - Loading docks and loading areas facing a residential district shall be adequately screened by a wall and/or landscaping.
- e) **May Not Be Used in the Calculation of Off-Street Parking** - Required loading areas shall not be included in calculations for off-street parking space requirements.
- f) **Space Size and Clearance** - The size of all required loading/unloading spaces shall be at least ten (10) feet by fifty (50) feet or five-hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height.
- g) **Construction Material** - Loading dock approaches shall be constructed of an asphalt or cement binder with a base sufficient to accommodate expected vehicle weight.
- h) **Required Spaces** - The minimum number of loading spaces shall be provided in accordance with the following table:

Required Loading and Unloading Spaces Institutional, Commercial and Office Uses	
Up to 2,000 sq. ft. GFA	None Required
2,001 to 20,000 sq. ft. GFA	1.0 space
Exceeding 20,000 sq. ft. GFA	1.0 space per each 20,000 sq. ft. GFA, with a maximum of 5 spaces required

**Required Loading and Unloading Spaces
Industrial Uses**

Up to 5,000 sq. ft. GFA	1.0 spaces
5,001 - 25,000 sq. ft. GFA	2.0 spaces
25,001 - 100,000 sq. ft. GFA	1.0 space per each 25,000 sq. ft. GFA, but no less than 2.0 spaces
100,001 sq. ft. GFA and over	1.0 space per each 30,000 sq. ft. GFA, but no less than 4.0 spaces