

## 27-1300 Parking and Loading

### SECTION 27-1301 GENERAL APPLICABILITY

#### A. OFF-STREET PARKING REQUIRED

1. Minimum off-street parking shall be provided pursuant to this section at the time of erection of any building or structure or at the time of any change in occupancy of any building or structure.
2. Required off-street parking areas must be used for parking only. Automobile sales, storage, and other uses are prohibited unless specifically permitted by another section of this Zoning Code.

#### B. EXPANSION, ENLARGEMENT, AND NONCONFORMITIES

1. Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for the expansion or enlargement in accordance with the requirements of Section 27-1100, Proportionate Compliance.
2. Changes to the size or location of existing off-street parking areas in NX, NO, and NMU districts shall be done in a manner that brings the parking area into greater compliance with the zone district site standards. See Section 27-1500, Nonconformities.
3. Nothing in this section shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings even though those uses or buildings are nonconforming, provided that the new parking can be provided in compliance with this section and the requirements of the zone district.

#### C. ZONE DISTRICT GROUPINGS

When reference is made to a group of zone districts, the following individual districts shall be included:

| District Groupings Used in this Section |   |
|---|---|
| Agricultural                            | Agriculture   |
| Residential                             | All Rural Residential districts, All N districts, R-RMH & RMH |
| Mixed-Use                               | All NX districts, NO, NMU, All CMU districts                  |
| Commercial                              | C3, CX  |
| Industrial                              | I1, I2  |
| Public                                  | All P districts   |

### SECTION 27-1302 CALCULATION OF REQUIRED PARKING

#### A. REQUIRED PARKING

1. Required off-street parking spaces shall be provided in conformance with Table 27-1300.1, Off-Street Parking Standards, unless modified by Article 27-1100, Proportionate Compliance.
2. In the case of mixed uses, the total requirements for the various uses shall be computed separately unless the joint use provisions of Section 27-1304 apply.

**B. CALCULATION OF REQUIRED PARKING**

1. When determination of the number of parking or loading spaces results in a requirement of a fractional space, any fraction shall be rounded up and counted as one parking space.
2. When there are multiple structures on a lot or multiple uses in a structure, parking shall be calculated separately for each different use area in a building or on a site, including all accessory uses.
3. Parking spaces required on a per-employee basis shall be based on the maximum number of employees on duty and/or residing on the premises at any one time.
4. Parking spaces required based on the number of beds in a facility shall be calculated based on the number of beds accommodated in the design capacity of the facility.
5. When the standards use seating as a unit of measurement, all calculations shall be based on the number of fixed seats. If fixed seats are not provided, then parking shall be determined at a rate of one space per four occupants unless otherwise specified in Table 27-1300.1, Off-Street Parking Standards.
6. When the standards use the number of occupants as a unit of measurement, all calculations shall be based on the maximum occupant load, as determined by the adopted building code.
7. Surface parking spaces provided for multiple-unit structures shall not be assigned and shall be available to all residents unless approved through Section 27-1600, Site Development Plan. Where surface parking is assigned, the minimum number of spaces provided shall be increased by 20%.

**Table 27-1300.1: Off-Street Parking Standards**

| Use  | Required Parking  |
|--|---|
| <b>RESIDENTIAL</b>                                 |   |
| <b>Households Living (dwelling unit/structure)</b> |   |
| Dwelling, single unit, detached and attached       | 2 per du  |
| Dwelling, multiple unit structure                  | 1.5 per du + 1 guest space per 10 units; 27-1302.C.8 also applies   |
| Dwelling unit in a mixed-use structure             | 2 per du  |
| Accessory dwelling unit                            | Sec. 27-1009 (ADU standards)  |
| Manufactured Home (Class A, B, C)                  | 2 per du  |
| <b>Group Household Living</b>                      |   |
| Comm. Res. Facility, Large                         | 2 + 1 per 5 beds  |
| Comm. Res. Facility, Small                         | Dwelling, single unit   |
| Fraternity/Sorority House                          | 1 per 2 sleeping rooms or 1 per 3 beds, whichever is greater  |
| Group Living Facility                              | 2 + 1 per 5 beds  |
| Retirement Home or Village                         | 1 to 6 units: 0.5 space/du<br>7 to 18 units: 0.33 space/du<br>Over 18 units: 0.25 spaces/du Minimum of 5 spaces |
| Travel Trailer Park/ Campground                    | 1 space per campsite/RV site  |
| <b>PUBLIC, CIVIC, AND INSTITUTIONAL</b>            |   |
| <b>Assembly</b>                                    |   |

**Table 27-1300.1: Off-Street Parking Standards**

| Use  | Required Parking   |
|--|--|
| General Assembly                           | 1 per 4 seats in assembly area or 1 per 100 SF GFA in assembly area without seats  |
| Libraries and Museums                      | 1 per 1,000 SF GFA for museum and art gallery; 1 per 333 SF GFA for library  |
| <b>Education</b>                           |  |
| School, College or University              | 1 per 400 SF GFA   |
| School, Primary and Secondary              | Elementary School: 2 per classroom<br>Middle School: 2 per classroom<br>High School: 6 per classroom and 1 per 300 SF GFA additional enclosed floor space                        |
| School, Trade, Business, Vo/Tech           | 1 per 300 SF indoor GFA  |
| <b>Government and Public Safety</b>        |  |
| All  | 1 per 300 SF GFA of space used by the public + 1 per 600 SF GFA of space not used by the public  |
| <b>Health Care and Social Assistance</b>   |  |
| Adult Day Care                             | 1 per 400 SF GFA plus 2 stacking spaces at drop-off area for adult day care in mixed-use or non-residential districts  |
| All Healthcare, unless otherwise specified | 1 per 2 beds based on maximum capacity + 1 per 350 SF GFA for areas that are not patient rooms. Healthcare facilities without patient rooms apply the 1 per 350 SF GFA standard. |
| <b>Parks and Recreation</b>                |  |
| Arboretums/Botanic Gardens/Zoos            | 1 per 4 occupants at capacity  |
| Golf Course/Swimming Pool (Public)         | Golf: 4 per hole plus 2.5 per 1,000 sf GFA in clubhouse;<br>Pool: Sec. 27-1302.D   |
| Public Parks and Playgrounds               | Sec. 27-1302.D   |
| Public Recreation Facilities               | Sec. 27-1302.D; Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field  |
| <b>COMMERCIAL</b>                          |  |
| <b>Amusement and Recreation</b>            |  |
| Amusement & Recreation, Indoor             | 6 per 1,000 SF GFA   |
| Amusement & Recreation, Outdoor            | 1 per 4 occupants at capacity  |
| Adult Entertainment                        | 1 per 200 SF GFA   |
| Casino, Large                              | 1 per 150 SF GFA   |
| <b>Animal Sales and Services</b>           |  |
| Boarding/Kennel                            | 1 per 400 SF GFA   |
| General Sales and Services                 | 1 per 400 SF GFA   |
| Shelter                                    | 1 per 800 SF GFA   |
| Veterinary, all                            | 1 per 400 SF GFA (indoor only)   |
| <b>Assembly, Entertainment and Trade</b>   |  |
| All assembly                               | 1 per 4 seats in assembly area or 1 per 100 SF GFA in assembly area without seats  |

**Table 27-1300.1: Off-Street Parking Standards**

| Use                                      | Required Parking  |
|--|---|
| <b>Child Care</b>                        |   |
| All child care                           | 1 per 400 sf GFA + 2 stacking spaces at drop-off area for child care in mixed-use or non-residential districts  |
| <b>Commercial Service</b>                |   |
| Broadcasting Stations and Studios        | 1 per 400 SF GFA  |
| Business Service                         | 1 per 400 SF GFA  |
| Crematory, Funeral Services              | 1 per 50 SF chapel area, minimum 2  |
| Cemetery                                 | 1 per 50 SF chapel area, minimum 2  |
| Consumer Maintenance and Repair          | 1 per 400 SF GFA  |
| Personal Service                         | 1 per 400 SF GFA  |
| Studio or Instruction Service            | 1 per 400 SF GFA  |
| <b>Eating and Drinking Establishment</b> |   |
| Restaurant                               | 1 per 150 SF GFA  |
| with drive-thru                          | 1 per 100 SF GFA  |
| Bar or Tavern                            | 1 per 150 SF GFA  |
| Craft Alcohol                            | 1 per 150 SF GFA  |
| <b>Financial Services</b>                |   |
| Financial and Alternative Financial      | 1 per 300 SF GFA  |
| <b>Lodging</b>                           |   |
| Boarding                                 | 1 per guest room  |
| Bed and Breakfast Inn                    | 2 + 1 space for each guest room   |
| Campground/RV Park                       | 1 per campsite/RV site  |
| Hotel/Motel                              | 1 per room + 1 per 300 SF meeting or restaurant and bar area  |
| Short-Term Rental                        | Parking assigned to dwelling unit   |
| <b>Office</b>                            |   |
| Business or Professional                 | 1 per 350 SF GFA  |
| Medical doctor or dental clinics         | Medical, dental or optical: 1 per 222 SF GFA;<br>Professional therapy (mental health, physical, occupational, or similar): 1 per 250 SF GFA                                 |
| Research and Testing Laboratories        | 1 per 400 SF GFA  |
| <b>Parking, Commercial</b>               |   |
| Commercial, primary use                  | n/a   |
| <b>Retail Sales</b>                      |   |
| Retail (all unless otherwise specified)  | 1 per 200 SF GFA for the first 2,000 SF + 1 per 300 SF GFA over 2,000 sq. ft. up to 100,000 SF total GFA  |
| Retail, large format                     | Retail standard up to 50,000 SF GFA then 1 per 1,000 SF GFA. If part of the structure is warehouse, apply the retail standard and Table 27-1300.2 to the areas in each use. |
| Retail, warehouse                        | 1 per 1,000 SF GFA  |

**Table 27-1300.1: Off-Street Parking Standards**

| Use   | Required Parking  |
|---|---|
| Commercial Greenhouse/Nursery                           | 1 per 1,000 SF GFA  |
| Outdoor Sales Lot                                       | 1 per 1,000 SF GFA sales area   |
| <b>Vehicle Sales and Service, Personal</b>              |   |
| Car Wash  |   |
| Fueling Station, with or without convenience store      | 1 per 200 SF GFA for the first 2,000 SF + 1 per 300 SF GFA over 2,000 sq. ft.   |
| Vehicle Sales and Rental                                | Sales: 1 per 1,000 SF GFA used by general public plus storage of cars for sale<br>Rental: 1 per 250 SF GFA used by general public plus storage of cars for rent |
| Vehicle Maintenance and Repair,                         | 1 per 250 SF GFA  |
| <b>INDUSTRIAL, WHOLESALE, AND STORAGE</b>               |   |
| <b>Industrial and Construction Services</b>             |   |
| All   | Table 27-1300.2   |
| <b>Manufacturing, Assembly, or Processing</b>           |   |
| All   | Table 27-1300.2   |
| <b>Natural Resource Extraction</b>                      |   |
| All   | 1 per site  |
| <b>Warehouse and Storage Services</b>                   |   |
| All   | Table 27-1300.2   |
| <b>Waste and Salvage</b>                                |   |
| All   | Table 27-1300.2   |
| <b>TRANSPORTATION, UTILITIES, AND COMMUNICATIONS</b>    |   |
| <b>Alternative Energy Production</b>                    |   |
| Solar Power Array, large/commercial                     | 1 per site  |
| Wind Energy Conversion Systems, large/commercial        | 1 per site  |
| BioMass Conversion Systems, large/commercial            | 1 per site  |
| <b>Transportation</b>                                   |   |
| Bus or Taxi Maintenance and Parking Shed                | Sec. 27-1302.D  |
| Airport Passenger Terminal                              | Sec. 27-1302.D  |
| Bus/Public Transit Terminal                             | Sec. 27-1302.D  |
| Train Passenger Terminal                                | Sec. 27-1302.D  |
| Train/Railroad Freight Terminal, Switching Yard         | Sec. 27-1302.D  |
| <b>Utilities and Public Facilities</b>                  |   |
| Major   | Table 27-1300.2   |
| Minor (e.g., lift stations, substations, pump stations) | Table 27-1300.2   |
| Offices, Buildings, Yards, and Land                     | Table 27-1300.2   |

**Table 27-1300.1: Off-Street Parking Standards**

| Use                                      | Required Parking |
|--|------------------|
| Pipelines (except natural gas)           | n/a              |
| Transmission and Distribution Lines      | n/a              |
| <b>Wireless Communication Facilities</b> |                  |
| Amateur Radio, greater than 100' high    | 1 per site       |
| Land Mobile Radio and Broadcast Antennae | 1 per site       |
| Wireless Communication Facilities        | Sec. 27-1302.D   |

**C. PARKING FOR INDUSTRIAL AND WAREHOUSE USES**

Uses that reference this subsection in Table 27-1300.1, shall provide the minimum number of parking spaces identified in Table 27-1300.2. The total number of required spaces is cumulative based on the variety of different functions present in a single structure or lot.

**Table 27-1300.2: Parking for Industrial, Wholesale, and Storage Uses**

| Use or Activity  | Minimum Required                                   |
|--|--|
| Office or administrative area                                | 1 per 300 GFA                                      |
| Indoor sales area  | 1 per 200 GFA                                      |
| Retail   | Table 27-1300.1                                    |
|  | First 1-3,000 sf of floor area: 1 per 200 GFA      |
|  | Additional SF over 3,000 calculated as follows:    |
| Assembly, vehicular service, or manufacturing area:          | 3,001-5,000 sf of floor area 1 per 500 GFA         |
|  | 5,001-10,000 sf of floor area 1 per 750 GFA        |
|  | 10,001 or more sf of floor area 1 per 1,250 GFA    |
| Indoor storage or warehousing area                           | 1 per 1,000 GFA or 1 per employee on largest shift |
| Outdoor sales, display, or storage area (3,000 sf or less)   | 1 per 750 GFA                                      |
| Outdoor sales, display, or storage area (more than 3,000 sf) | 1 per 1,000 GFA                                    |

**D. USES WITH VARIABLE PARKING DEMAND**

Uses that reference this subsection in Table 27-1300.1 have widely varying parking demand characteristics, making it difficult to establish a single parking standard. Upon receiving a development application for a use subject to this subsection, the Planning & Community Services Director shall apply the parking standard specified for the listed use that is deemed most similar to the proposed use or establish minimum parking standards on the basis of a parking study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) Parking Generation, or other acceptable estimates as approved by the zoning administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

**E. ADA ACCESSIBLE PARKING**

All parking lots shall provide the minimum number of accessible parking spaces required by the federal Americans with Disabilities Act (ADA). All accessible parking spaces shall meet the design and location requirements of the Americans with Disabilities Act (ADA). Accessible parking spaces shall be counted toward the minimum number of spaces required in Tables 27-1300.1. and 1300.2

**SECTION 27-1303 LOADING SPACES****A. RETAIL AND COMMERCIAL****1. Required**

Any building or part thereof having a gross floor area of 10,000 square feet or more which is to be occupied by a use requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space, plus one additional loading space for each 20,000 feet or major fraction thereof of gross floor area. Loading spaces are not required in CMU1 and NMU zones.

**2. Design**

- (a) Each loading space shall be not less than 20 feet in width, 25 feet in length, and 14 feet in height.
- (b) Loading space shall be located so as to preclude backing maneuvers on the public right-of-way.

**B. WAREHOUSE AND WHOLESALE**

Off-street loading space for warehouse, wholesale shipping and similar facilities will be determined by County Public Works. Such loading space shall be located so as to preclude backing maneuvers on the public right-of-way.

**SECTION 27-1304 PARKING EXCEPTIONS AND REDUCTIONS****A. ON-STREET PARKING**

On-street parking spaces on residential local streets that are directly adjacent to the property served may be counted towards the number of required spaces subject to the following:

- 1. Marked spaces shall be counted if:
  - (a) 50 percent or more of the stall length of a parallel space is adjacent to the property served; or
  - (b) 50 percent or more of the stall width of perpendicular or angled parking is adjacent to the property served.
- 2. Unmarked parallel spaces shall be determined by dividing the total curb length adjacent to the property served where parking is permitted by 20 feet.

**B. JOINT USE****1. Authority and Calculation**

The Planning & Community Services Director may authorize the joint use or lease of parking facilities for the following uses or activities under conditions specified:

- (a) Up to 50 percent of the parking facilities required by this section for primarily "night time" uses such as theaters, bowling alleys, bars, restaurants and related uses, may be supplied by certain other types of buildings, or uses herein referred to as "day time" uses such as banks, offices, retail, personal service shops, clothing, food, furniture, manufacturing or wholesale and related uses.
- (b) Up to 100 percent of the parking facilities required by this section for a religious institution or for an auditorium incidental to a school, may be supplied by the off-street parking facilities provided by uses primarily of a "day time" nature.

**2. Conditions Required for Joint Use or Lease**

The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use, shall be located within 500 feet of such parking facilities, in addition to which:

- (a) The application shall show that there is no substantial conflict in the principal operating hours at the two buildings or uses for which a joint use of off-street parking facilities is proposed.
- (b) The applicant shall present to the Planning & Community Services Director a legal agreement (lease) executed by the parties concerned for joint use or lease of off-street parking facilities. The lease must be for a minimum of 10 years and contain a notification requirement whereby the Planning Director will be informed in writing of any termination or complication experienced during the term of the lease.

### C. REDUCED NEED POPULATIONS

The required minimum number of parking spaces may be reduced by:

1. 33 percent for any group living use or multi-unit use in which occupancy of at least 80 percent of the units is restricted for use by those 55 years of age or older.
2. 50 percent for any group living use or multi-unit use in which occupancy of more than 80 percent of the units is restricted for use by those meeting the definition of "handicapped" individuals under the federal Fair Housing Act.

## SECTION 27-1305 ACCESS AND CIRCULATION

### A. STREET ACCESS

Street access to the parking lot will be governed by County Public Works Director and adopted policies of Yellowstone County.

### B. PEDESTRIAN ACCESS

1. Walkways with a minimum unobstructed width of five feet shall be provided between any building and an adjacent parking lot.
2. Pedestrian pathways shall be provided through all parking areas larger than 40 parking spaces to create a safe and convenient connection to building entryways,
3. Pedestrian pathways in and through parking areas must be designed and constructed to meet the following criteria:
  - (a) Americans with Disabilities Act (ADA) guidelines
  - (b) Limit conflict between pedestrians and vehicular traffic;
  - (c) Be clearly delineated and directional using techniques such as contrasting textured or colored material, segregation of pathway from vehicle travel lanes, and raised pathway surfaces;
  - (d) Be located a reasonable walking distance from all parking spaces to minimize conflict with moving vehicles;
  - (e) Provide functional connection between the parking area, the building served by the parking area, and adjacent public sidewalks and rights of way; and
  - (f) Provide safe, convenient pedestrian access to all building entryways open to the public.

## SECTION 27-1306 LOCATION OF OFF-STREET PARKING

### A. DISTANCE



Off-street parking facilities shall be located as follows:

1. One-and two-unit dwellings: on the same lot with the building they are required to serve.
2. Dwellings with more than two units, group household living, and lodging uses: within the walking distance of 100 feet.
3. Group living primarily for aging populations and health care: within 600 feet for employees and 300 feet for visitors.
4. Uses other than those specified above, off-street parking within 500 feet is required.

#### B. MEASUREMENT

Where Section 27-1306.A requires that parking spaces be located within a defined distance of a lot, building entrance, or similar, the following shall apply:

1. At least 50 percent of the spaces in any contiguous parking lot must entirely be within the required distance.
2. Where a distance is specified, such distance shall be in walking distance measured from the nearest point of the parking facility to the nearest point of the lot that such facility is required to serve.
3. The off-street parking shall not be located across an arterial or collector street except when both properties abut an intersection with traffic-control lights.
4. In addition, adequate and safe pedestrian access must be provided from and to the parking areas.

### SECTION 27-1307 OFF-STREET VEHICLE PARKING AND STORAGE RESTRICTIONS

#### A. RESIDENTIAL DISTRICTS

##### 1. Purpose and Applicability

- (a) The following standards for off-street parking and vehicle storage shall apply in all residential zoning districts and on property that is developed for residential use.
- (b) This section is intended to ensure that:
  - (1) Parking is not the primary use of the property, and
  - (2) Where accessory parking is permitted, it is provided in accordance with this Zoning Code.

##### 2. Licensed and Operable Motor Vehicles

The following standards apply to the open storage and off-street parking of licensed and operable motor vehicles is an allowed accessory use subject to the following standards:

- (a) This is an allowed accessory use for non-commercial vehicles . Parking and open storage of one licensed and operable motor vehicle used for commercial or business purposes is an allowed accessory use provided it does not exceed 12,000 pounds in G.V.W. (gross vehicle weight).
- (b) Front or side yard parking or open storage shall be on a surface prepared with asphalt or concrete.
- (c) Rear yard parking or open storage may be provided on any type of surface.

##### 3. Licensed and Operable Recreational Vehicles

Open storage and off-street parking of licensed and operable recreational vehicles (for the purposes of this section, including but not limited to snowmobiles, boats, and campers, all-terrain

vehicles, off-road motorcycles, and sport/utility trailers) is an allowed accessory subject to the following standards:

- (a) The use is allowed in any rear yard and may be provided on any type of surface.
- (b) The use is allowed a front or side yard only if there is no access to a rear yard.
- (c) When provided in any yard:
  - (1) There shall be at least a five-foot separation between such recreational vehicle and any door, window, or other opening of a dwelling or accessory building that provides ventilation or access to the structure.
  - (2) There shall be setbacks to property lines at a minimum of three feet to a side or rear property line and eight feet from the back of a sidewalk. If no sidewalk exists, all measurements shall be made from the front and side adjacent to street property lines.
- (d) The use of any recreational vehicle for living or sleeping purposes for more than five consecutive days is prohibited when parked off-street or stored in any residential zoning district or in an area developed for residential use.

#### **B. MIXED-USE, COMMERCIAL, AND INDUSTRIAL DISTRICTS**

The following standards for off-street parking and storage shall apply in all mixed-use, commercial, and industrial zoning districts.

1. Outdoor storage for the off-street parking of inoperable motor vehicles for more than five consecutive days as a primary use is a special review use of property as designated in Table 27-1000.1.
2. Accessory outdoor storage for the off-street parking of inoperable motor vehicles for more than five consecutive days is regulated in Section 27-1009, Accessory Uses.