

**Exhibit 13.4: Off-Street Parking Requirements**

Type of Development	Required Number of Parking Spaces
Residences Single Family Detached Duplex Multiple-Family	2 spaces per dwelling unit 2 spaces per dwelling unit 1.5 spaces per efficiency or 1 bedroom dwelling unit 1.75 spaces per 2 bedroom dwelling unit 2 spaces per 3 or more bedroom dwelling unit
Guest Rooms	1.25 spaces per room
Office	1 space per 300 sq. ft. of gross leasable area (GLA)
Retail/Service	1 space per 250 sq. ft. GLA
Restaurant	1 space per 100 sq. ft. GLA 1 space per 200 sq.ft. of outdoor seating
Conference Area	1 space for every 4 people permitted under maximum occupancy of the facility plus 1 space for each employee
Mixed Use and Community Services	To be evaluated in conjunction with the building permit process

Source: Institute of Transportation Engineers. Transportation Planning Handbook. 1992.

Notes for Exhibit 13.4, Off-Street Parking Requirements

- 1 Any fraction of a parking space required under these regulations shall be counted as a full parking space.
- 2 Handicapped spaces shall be provided as required by the Town's zoning ordinance.
- 3 The dimensions of parking spaces and driveways shall comply with the requirements of Exhibit 13.5. Landscaping of parking areas shall be subject to approval of the ARB. Parking spaces shall be located outside of required front yard areas.
- 4 No "head-in" parking shall be permitted unless approved by the Town; each off-street parking space shall be accessed from a private drive and not from a KICA or other dedicated street.
- 5 Required parking spaces for single family detached and duplex residential use types shall be properly screened or enclosed with walls, solid fencing, and/or dense landscaped plantings in such a way as the vehicles in such required parking places will be screened from the right of way.