

**Planning Commission  
January 19, 2012 - 7:00 PM  
Saugatuck City Hall  
102 Butler Street**

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1. **Call to Order/Roll Call:**
2. **Approval of Agenda:**
3. **Approval of Minutes:**
  - A. December 15, 2011
4. **Public Comment on Agenda Items:** (Limit 3 minutes)
5. **New Business:**
  - A. Election of Officers
  - B. Discussion & Approval of Annual Report
  - C. Discussion of Priorities for 2012
6. **Old Business:**
  - A. Floor Area Ratio
  - B. Parking Regulations in Core Business District
7. **Communications:** None
8. **Reports of Officers and Committees:** Staff updates on past projects to be presented at the meeting.
9. **Public Comments:** Limit 3 minutes
10. **Adjournment:**

**Proposed Minutes**  
**Saugatuck Planning Commission Meeting**  
**Saugatuck, Michigan, December 15, 2011**

The Saugatuck Planning Commission met in regular session at 7:00 p.m. at City Hall, 102 Butler Street, Saugatuck, Michigan.

1. **Call to Order** by Chairperson Lint at 7:00 p.m.

**Attendance:**

Present: Lint, Thieda, Muir, McPolin, Peterson & Barton

Absent: Hess

Others Present: Assistant Zoning Administrator Clark.

2. **Approval of Agenda:** A motion was made by Thieda, 2<sup>nd</sup> by Muir, to approve the agenda as amended, to add item 5.D. – Parking Regulations. Upon voice vote the motion carried unanimously.

3. **Approval of Minutes:** A motion was made by McPolin, 2<sup>nd</sup> by Thieda, to approve the November 17, 2011 regular meeting minutes as presented. Upon voice vote the motion carried unanimously.

4. **Public Comments (agenda items only):** Catherine Simon (*Resident*) read letter expressing concerns regarding property conditions and the proposed eating and drinking establishment at 439 Butler Street.

5. **New Business:**

**A. 11-076 / 439 Butler Street – Eating & Drinking Establishment SLU Request (Public Hearing):** A public hearing was scheduled on this date regarding a Special Land Use approval to operate an "Eating and Drinking Establishment" for an Asian Cuisine Restaurant at 439 Butler Street.

Chairperson Lint opened the public hearing at 7:15 p.m.

Staff provided introduction to request. Applicants answered questions from commissioners.

Kam Morris (*non-resident*) spoke in opposition to request.

Catherine Simon (*resident*) spoke in opposition to request.

Bill Schaumburg (*resident*) spoke in opposition to request.

Commission read a letter of opposition from Bill Bleeker (*resident*)

Chairperson Lint closed the public hearing at 7:45p.m.

A motion was made by Thieda, 2<sup>nd</sup> by Peterson, to approve the Special Land Use request to operate and eating and drinking establishment as requested subject to the standards listed under Section 154.082 subject to the following conditions:

- All cooking odors be mitigated within the structure;
- All additional mechanical equipment to be located on the exterior of the building receive Historic District Commission approval;
- A registered survey be submitted to the City showing accurate representation of the structure in relation to the surrounding property lines;
- The Special Land Use approval is limited to this business and will expire upon the business vacating the tenant space;
- Mechanical inspector approves that proposed mechanical equipment be sufficient and meet industry standards; and
- No outdoor seating or service is permitted.

Upon voice vote the motion carried by the following vote:

Yes: Lint, Thieda, Muir, Peterson & Barton

No: McPolin

A motion was made by Peterson, 2<sup>nd</sup> by Thieda, that a letter illustrating the property maintenance violations at 429 and 439 Butler Street be sent to the City Council and Historic District Commission for review.

Upon voice vote, the motion carried unanimously.

**B. Proposed Ordinance for Floor Area Ratio (Public Hearing):** A public hearing was scheduled on this date to establish regulations to control bulk and density of residential structures within the City.

Chairperson Lint opened the public hearing at 8:15 p.m.

Staff provided overview of proposed amendments.

Chairperson Lint closed the public hearing at 8:19 p.m.

A motion was made by Thieda, 2<sup>nd</sup> by McPolin, to postpone amendments until the January 2012 meeting. Upon voice vote the motion carried unanimously.

**C. 2012 Schedule of Meetings:** A motion was made by Muir, 2<sup>nd</sup> by Peterson, to approve the 2012 Schedule of Meetings as presented. Upon voice vote the motion carried unanimously.

**D. Discussion of Parking Regulations:** Commission discussed proposed changes to parking regulations.

7. **Old Business:** None

8. **Communications:** None

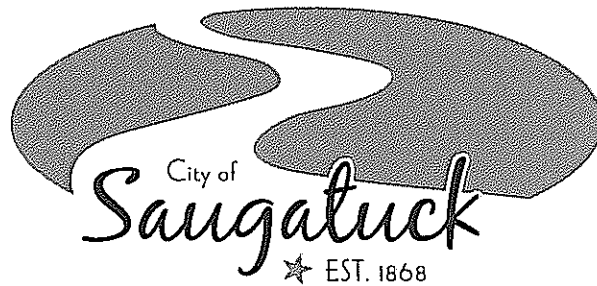
9. **Reports of Officers and Committees:** Zoning Administrator Clark provided an update to administrative approvals.

10. **Public Comments:** None

11. **Adjournment:** Chairperson Lint adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

Monica Looman, CMC  
City Clerk



To: Saugatuck City Council  
From: Saugatuck Planning Commission  
Date: January 11, 2012  
Re: 2011 Planning Commission Activities.

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The purpose of this memo is to provide an overview on the activities for the Planning Commission for the 2011 calendar year. Michigan Act 33 of 2008 requires a Planning Commission to submit an annual report explaining activities during a calendar or fiscal year. The submittal of this report will satisfy that requirement.

In 2011 the Planning Commission reviewed and approved the following projects:

- 439 Butler Street – Special land use approval to operate a retail clothing store and restaurant;
- 429 Butler Street – Special land use approval to operate a microbrewery;
- 345 Hoffman Street – Special land use approval to change the grade by more than 24 inches to construct a garage;
- 439 Butler Street – Special land use approval;
- 405 Park Street – Preliminary site plan approval for substantial changes to a bed & breakfast (Project was abandoned);
- 233 Butler Street – Site plan approval for the expansion of a retail store;
- 841 Holland Street – Recommended approval for land division.

The Planning Commission also recommended the following amendments to the Zoning Ordinance in 2011:

- Creation of a special land use to permit microbreweries within the City Center Zoning District.
- Update of definitions and addition of missing terms;
- Clarification and separation of the terms “Parcel” and “Lot”
- Consolidation of several retail uses into the term “Retail Store”;
- Consolidation of “Domestic and Business Repair Establishments” and Domestic and Business Service Establishments” into a single use;
- Consolidation of several Art related uses into “Art Gallery”;
- Replacement of the term “Eating & Drinking Establishment” with the term “Restaurant”;

- Addition of “Dwelling, Single Family” to the Water Street East, Water Street North, and Water Street South zoning districts;
- Clarification that campers and tents are not permitted at short term rental units;
- Simplification and consolidation of the nonconforming reconstruction provisions;
- Elimination of the parking requirements within the core business district;
- Elimination of unneeded parking regulations for selected uses; and
- Corrections of errors or omissions.

If you should have any questions or need further clarification on these priorities, do not hesitate to contact Zoning Administrator Michael Clark.

c: Kirk Harrier, City Manager  
Michael J. Clark AICP, Zoning Administrator



## MEMORANDUM

**TO:** City of Saugatuck  
Planning Commission

**FROM:** Michael Clark, AICP  
Zoning Administrator

**DATE:** January 12, 2012

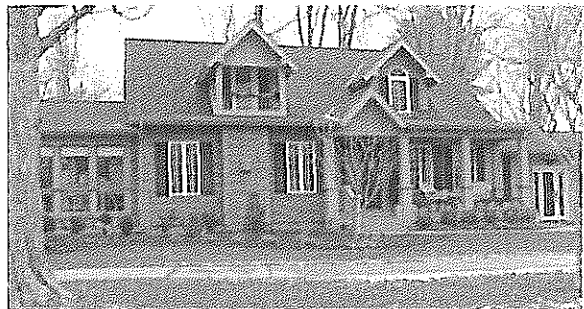
**RE:** Floor Area Ratio Amendments

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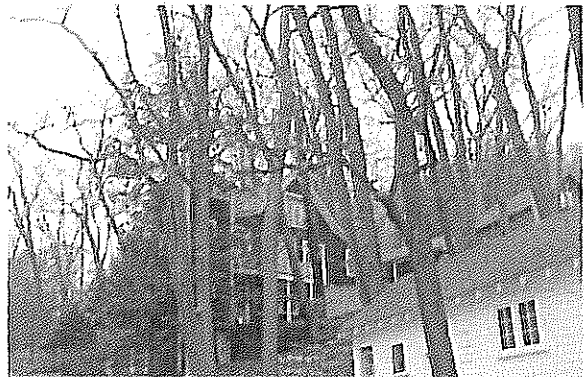
As discussed in the enclosed December 8, 2011 memo, the Planning Commission, the inclusion of Floor Area Ratios (FAR) provide a maximum area of living space based on the size of the property, regardless of the number of floors of a structure. As such, the Planning Commission wanted to see examples based on existing structures within the City of Saugatuck. The memo provides this information.

The information is based on existing tax records showing the square footage of each of the structures listed. Any new structure would require detailed area calculations.

<b>Address:</b>	341 Main
<b>Lot Area</b>	8,712
<b>Total Living Area</b>	2,345.5
<b>FAR:1</b>	<b>0.27</b>
<b>Lot Cover Area</b>	2,525
<b>Lot Cover Percentage</b>	29.0%



<b>Address:</b>	128 Van Dalsen
<b>Lot Area</b>	4,356
<b>Total Living Area</b>	2,215
<b>FAR:1</b>	<b>0.51</b>
<b>Lot Cover Area</b>	1,343
<b>Lot Cover Percentage</b>	30.8%



**Address:** 555 Grand  
**Lot Area** 16,161  
**Total Living Area** 3,298  
**FAR:1** 0.20  
**Lot Cover Area** 2,816  
**Lot Cover Percentage** 17.4%



**Address:** 590 Hoffman  
**Lot Area** 8,712  
**Total Living Area** 972  
**FAR:1** 0.11  
**Lot Cover Area** 1,691  
**Lot Cover Percentage** 19.4%



**Address:** 560 Mill  
**Lot Area** 10,019  
**Total Living Area** 1,988  
**FAR:1** 0.20  
**Lot Cover Area** 1,557  
**Lot Cover Percentage** 15.5%



**Address:** 153 Park  
**Lot Area** 37,723  
**Total Living Area** 5,494  
**FAR:1** 0.15  
**Lot Cover Area** 6,425  
**Lot Cover Percentage** 17.0%



**Address:** 673 Lake  
**Lot Area** 11,238  
**Total Living Area** 3,792  
**FAR:1** 0.34  
**Lot Cover Area** 3,636  
**Lot Cover Percentage** 32.4%



**Address:** 515 St. Joseph  
**Lot Area** 17,424  
**Total Living Area** 3,102  
**FAR:1** 0.18  
**Lot Cover Area** 2,685  
**Lot Cover Percentage** 15.4%



**Address:** 560 Francis  
**Lot Area** 13,068  
**Total Living Area** 3,500  
**FAR:1** 0.27  
**Lot Cover Area** 3,194.1  
**Lot Cover Percentage** 24.4%



**Address:** 544 St. Joseph  
**Lot Area** 8,712  
**Total Living Area** 1,959  
**FAR:1** 0.22  
**Lot Cover Area** 2,734  
**Lot Cover Percentage** 31.4%



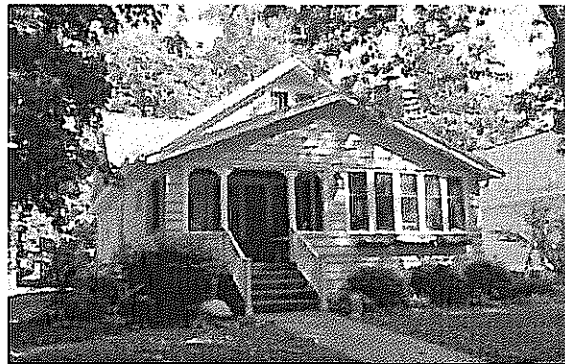
**Address:** 117 Perryman  
**Lot Area** 4,356  
**Total Living Area** 767  
**FAR:1** 0.18  
**Lot Cover Area** 1,362  
**Lot Cover Percentage** 31.3%



**Address:** 346 Mary  
**Lot Area** 8,712  
**Total Living Area** 3,176  
**FAR:1** 0.36  
**Lot Cover Area** 2,261  
**Lot Cover Percentage** 26.0%



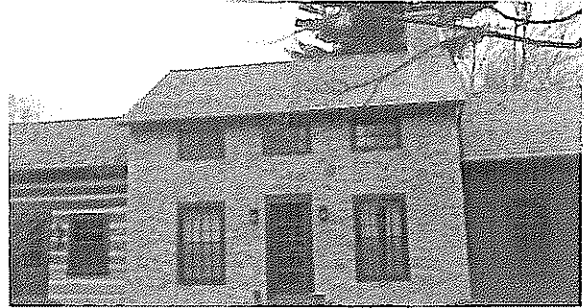
**Address:** 349 St. Joseph  
**Lot Area** 8,712  
**Total Lot Area** 1,819  
**FAR:1** 0.21  
**Lot Cover Area** 2,061.5  
**Lot Cover Percentage** 23.7%



**Address:** 241 Park  
**Lot Area** 5,097  
**Total Living Area** 2,353  
**FAR:1** 0.46  
**Lot Cover Area** 3,097  
**Lot Cover Percentage** 60.8%

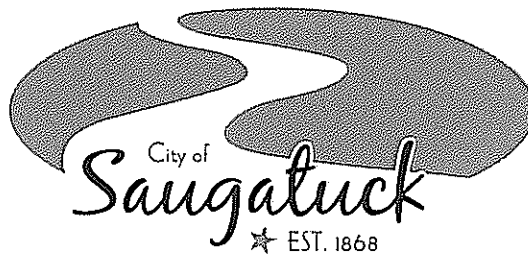


<b>Address:</b>	1006 Elizabeth
<b>Lot Area</b>	13,460
<b>Total Living Area</b>	1,978
<b>FAR:1</b>	<b>0.15</b>
<b>Lot Cover Area</b>	3,156.5
<b>Lot Cover Percentage</b>	23.5%



<b>Address:</b>	726 Water Street (multi-family)
<b>Lot Area</b>	12,066
<b>Total Living Area</b>	5,064
<b>FAR:1</b>	<b>0.42</b>
<b>Lot Cover Area</b>	2,342
<b>Lot Cover Percentage</b>	19.4%





## MEMORANDUM

**TO:** City of Saugatuck  
Planning Commission

**FROM:** Michael Clark, AICP  
Zoning Administrator

**DATE:** December 8, 2011

**RE:** Floor Area Ratio Amendments

As discussed in the July 14, 2011 memo, the Planning Commission has previously explored the idea of establishing regulations to control bulk and density of residential structures within the City. The purpose memo is in response to the recent Planning Commission discussions and regarding limiting the bulk of large infill housing within existing neighborhoods. This memo will examine the current regulations in the City Code, what other communities have done, and the impacts of the suggested alternatives.

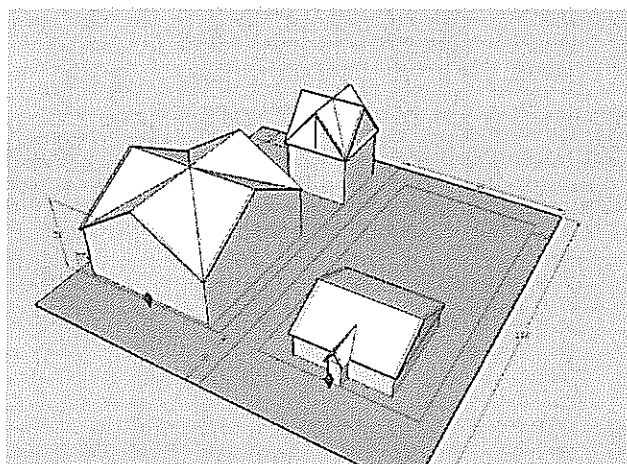
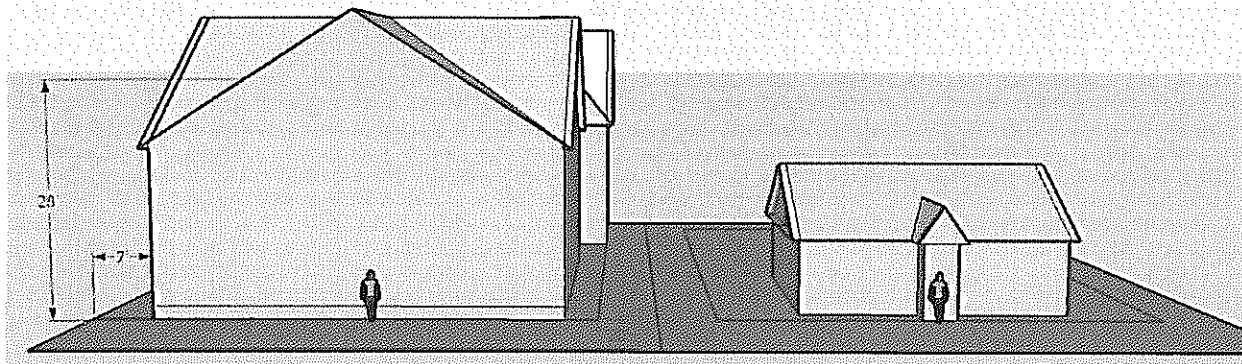
To regulate residential dwellings, the current zoning ordinance has established minimums for lot size, and setbacks, and maximums for lot coverage and building heights. These regulations are as follows:

	<b>CER</b>	<b>CR</b>	<b>LS</b>	<b>MS</b>	<b>NHM</b>
Minimum Lot Size (Sq.ft)	8,712	8,712	8,712	15,000	17,535
Lot Width (ft.)	66	66	66	80	132
Setbacks (ft.)					
Front Yard	25	20	25	50	25
Side Yard	7	7	10	10	10
Rear Yard	10	10	25	19	15
Maximum Lot Coverage	25%	30%	25%	25%	35%
Maximum Building Height (ft.)	28	28	28	28	28

	<b>PN-A</b>	<b>PN-B</b>	<b>PS</b>	<b>PW</b>	<b>C-4</b>
Minimum Lot Size (Sq.ft)	8,712	8,712	8,712	21,780	8,712
Lot Width (ft.)	66	66	66	100	66
Setbacks (ft.)					
Front Yard	29/12*	14/12/33*	25/15*	50	15
Side Yard	7/25*	10*	10/25*	10	7/10%*
Rear Yard	10/25*	10/25*	10/25*	25	10/25*
Maximum Lot Coverage	25%	25%	25%	25%	25%
Maximum Building Height (ft.)	28	28	28	28	28

\* Further regulations listed within the district standards

These regulations have limited control when smaller homes are being replaced by significantly larger homes, and often out of character dwellings in older neighborhoods. For example, within the CR district, a person could replace a 1,040 square foot dwelling (minimum) on a 66-foot by 132-foot (8,712 square foot) lot, with a 4,075 square foot 2 story dwelling, 28 feet in height, with a 576 square foot detached garage. (Typical 24 by 24 foot garage) The graphics below further illustrates the significant contrast between the potential minimum and potential maximum within the regulations of the City Code for the CR residential district with the minimum 66-foot by 132-foot lot with the required setbacks.

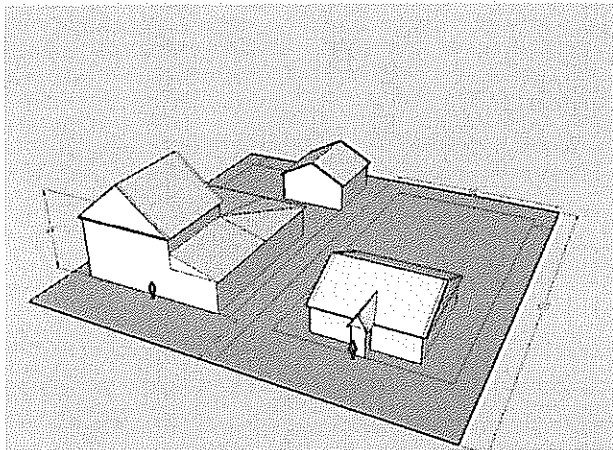
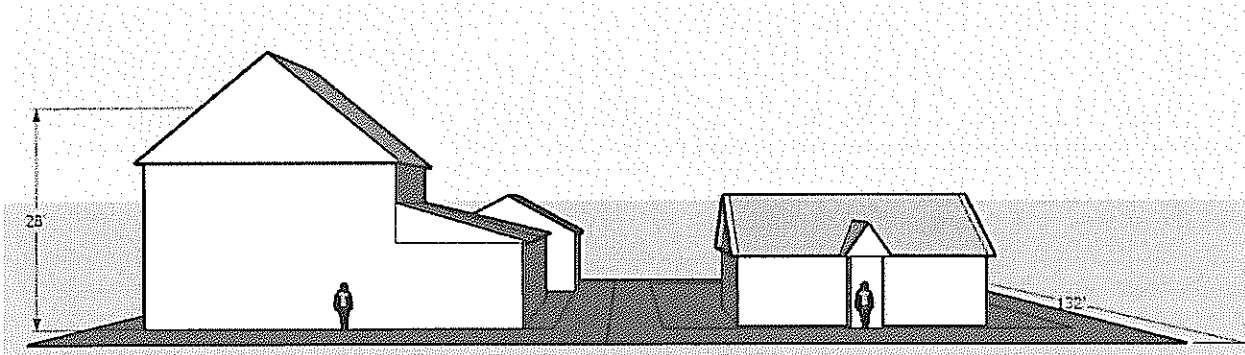


The example above (left) would be an extreme case where the footprint of the home would occupy the entire building envelope (6,018 square feet). Additionally, the maximum size house (footprint of 2037.6 square feet) and typical size detached garage (footprint of 576 square feet) would still only occupy 30% of the total lot. Furthermore, this example would permit an accessory dwelling unit to locate on the second floor of a detached garage. The total living space of both structures would be 4,651 square feet on a minimum size lot within the CR district. Furthermore, these calculations do not take finished attic space into consideration which

could increase the livable area within a structure. By contrast, the 1,040 square-foot structure on the right is the minimum size for a dwelling unit as listed in Section 154.022(C)(a)

A September 2000 Planning and Zoning News article titled "Bigfoots: Lurking in a Neighborhood Near You?" examined the problem of residential infill development where the replacement home is significantly larger than the surrounding homes causing it to be out of character for the neighborhood. In addition to Birmingham, the author looked at what Rochester was doing to address the problem. Some of changes they implemented were to require setbacks for infill homes to be an average of the neighboring homes on each side of the street, prohibiting bay windows in side yards, and requiring the grade be an average of the neighboring properties. By implementing these changes, they hope to maintain the existing character of the neighborhood, but these changes would have a limited influence on limiting house size where as a floor area ratio may be more effective.

The graphics below illustrates the reduced contrast between the potential minimum and potential maximum home sizes within the regulations of the City Code for the CR, Residential District with a FAR of 0.4 to 1 and a 28 ft maximum height.



This example would decrease the total living space from 5,760 square feet to 3,485 square feet for a minimum size lot in the CR zoning district, while still maintaining the current 30% lot coverage. Please note that in both examples, the total footprint has not decreased but the total mass on site (including garage) 5,228 square feet (30% of lot x 2 stories), to 3,189 square feet. (3,484 square feet of living space + 576 square foot garage) However with different configurations, including the construction of a two-story structure with a foot print of 1,742 square feet, the largest accessory structure without living space an applicant could

construct would be 871.2 square feet which is approximately a 24-foot by 36-foot, 3 car garage.

To accomplish the creation of Floor Area Ratio regulations, the following ordinance amendments are proposed. Any highlighted text would be added.

**SECTION 154.005 DEFINITIONS**

**FLOOR AREA RATIO.** A quantitative relation between of the total square footage of residential living space, minus any area occupied by a non-residential accessory structures, and the total lot area.

**SECTION 154.025 R-4 CITY CENTER RESIDENTIAL DISTRICT (CER)**

*(D) Dimension and area regulations.*

Front setback	25 feet
Side setback	7 feet
Rear setback	10 feet

Minimum lot area	8,712 square feet
Minimum lot width	66 feet
Maximum lot coverage	25%*
Maximum building height	28 feet
Floor Area Ratio	0.4:1

\* Maximum lot coverage in this district may be increased to a maximum of 35% for properties that are below, the required minimum lot area following a hearing and approval by the Zoning Board of Appeals at which time consideration of factors affecting adjoining properties will be reviewed. All other dimension and area regulations shall be met. **The following formula shall be used in calculating the allowable lot coverage and shall be rounded to the nearest whole percentage: minimum lot area divided by actual lot area multiplied by 25%.**

**SECTION 154.026; R-1 COMMUNITY RESIDENTIAL DISTRICT (CR)**

*(D) Dimension and area regulations.*

Front setback	20 feet
Side setback	7 feet
Rear setback	10 feet
Minimum lot area	8,712 square feet
Minimum lot width	66 feet
Maximum lot coverage	30%
Maximum building height	28 feet
Floor Area Ratio	0.4:1

**SECTION 154.030; R-2 LAKE STREET DISTRICT (LS)**

*(D) Dimension and area regulations:*

Front yard setback	25 feet
Side yard setback	10 feet
Rear yard setback	25 feet
Minimum lot width	66 feet
Minimum lot area	8,712 square feet
Maximum lot coverage	25%
Maximum building height	28 feet
Floor Area Ratio	0.4:1

**SECTION 154.031; R-1 MAPLE STREET DISTRICT (MS)**

*(D) Dimension and area regulations:*

Front setback	50 feet
Side setback	10 feet
Rear setback	19 feet
Minimum lot area	15,000 square feet
Minimum lot width	80 feet
Maximum lot coverage	25%
Maximum building height	28 feet
Floor Area Ratio	0.4:1

**SECTION 154.033; R-1 PENINSULA NORTH (DUNE SIDE) DISTRICT (PN-A)**

*(D) Dimension and area regulations.*

Front setbacks	
Road front setback	29 feet from centerline on the west (dune) side of Park Street, and 12 feet from centerline on the east (river) side of Park Street
Water front setback	2 feet from the flood hazard elevation line
Side setback	10 feet*
For lots less than 66 feet wide the side setbacks on each side shall be 10% of the lot width	
Rear setback	10 feet*
Minimum lot area	8,712 square feet
Minimum lot width	66 feet
Maximum lot coverage	25%
Maximum building height	28 feet on the west side (dune) of Park Street, and 15 feet on the east side (river) of Park Street
Floor Area Ratio	0.4:1
* Except waterfront yards – see “water front setback” above	

**SECTION 154.034; R-1 PENINSULA NORTH (RIVERSIDE) DISTRICT (PN-B)**

*(D) Dimension and area regulations.*

Front setbacks	
Road front	Where the street easement is less than 30' wide: 14 feet from centerline on the west side of Park Street and 12 feet from center line on the river side of Park Street
	Where the street easement is 30' wide or greater: 33 feet from centerline on the river side and 33 feet from centerline on the west

	side of Park Street.
Water front setback	The water-front setback shall be the average setback for any existing subject structure and all similar structures within 300 feet on either side of the subject property side lot line. The maximum setback shall not exceed 25 feet. No structure shall be constructed within the flood hazard area.
	“Similar structure” shall mean that only principal structures shall be compared to each other, while all accessory structures shall be compared whether garage, gazebo or deck over 24 inches in height.
Side setback	10 feet*
	For lots less than 66 feet wide, the side setbacks shall be 10% of the lot width on each side. Structures less than 3 feet from the lot line are subject to higher construction restrictions of the State Building Code.
Rear setback	10 feet*
Minimum lot area	8,712 square feet
Minimum lot width	66 feet
Maximum lot coverage	25%
Maximum building height	28 feet
Floor Area Ratio	0.4:1
* Except waterfront yards – see “water front setback” above	

**SECTION 154.035 R-1; PENINSULA SOUTH DISTRICT (PS)**

*(D) Dimension and area regulations.*

Front setback	25 feet from right-of-way for lots fronting on Park, Perryman, Campbell and Streets in the Manchester plat or 15 feet from all other platted streets and alleys
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Side setback	10 feet*
Rear setback	10 feet*
Minimum lot width	66 feet
Maximum lot coverage	25%
Maximum building height	28 feet
Minimum lot area	8,712 square feet
Floor Area Ratio	0.4:1
* Except waterfront yards – see § 154.022(F)(4) waterfront lots	

**SECTION 154.036 R-1; PENINSULA WEST DISTRICT (PW)**

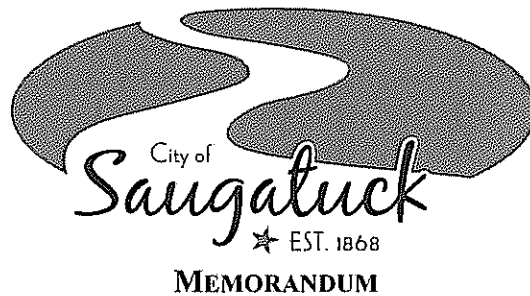
*(D) Dimension and area regulations.*

Front setback	50 feet
Side setback	10 feet
Rear setback	25 feet
Minimum lot area	21,780 square feet
Minimum lot width	100 feet
Maximum lot coverage	25%
Maximum building height	28 feet
Floor Area Ratio	0.4:1

**SECTION 154.037(D); C-4 RESORT DISTRICT**

(2) Single-family dwellings:

Front setback	15 feet
Side setback	7 feet* For lots less than 66 feet wide the side setbacks on each side shall be 10% of the lot width
Rear setback	10 feet*
Minimum lot area	8,712 square feet
Minimum lot width	66 feet
Maximum lot coverage	25%
Maximum building height	28 feet
Floor Area Ratio	0.4:1
*Except waterfront yards - see 154.022(F)(4) waterfront lots	



**TO:** Planning Commission  
City of Saugatuck

**FROM:** Michael Clark, AICP  
Zoning Administrator

**DATE:** January 12, 2012

**RE: Parking Requirements**

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Per the discussion at the December Planning Commission meeting, this memo is to provide slightly revised regulations to address concerns. As you will recall, at the City Council workshop on December 8, 2011, the City Council had concerns about total elimination of parking requirements within the downtown area. The primary focus of their concern was in the potential redevelopment of a few large parcels, such as the Singapore Yacht Club parking lot or the parcel that the Butler Restaurant stands on. As such, they removed all the changes to Section 154.135, and only eliminated text from Section 154.131 (Exceptions to Off-Street Parking Requirements) from the Ordinance Amendments approved on December 12, 2011

As part of the discussion at the City Council workshop on December 8, 2011, I proposed that the Planning Commission would consider Ordinance Amendments in Section 154.131 to exempt parking requirements in the downtown area unless as required by the Planning Commission as part of a site plan, special land use, or planned unit development review.

Therefore, the following Ordinance amendments are for review and discussion at the January 19, 2012 Planning Commission meeting. Text that is **bold and underlined** is provided as section headings, text to be removed is ~~struck through~~, and new text to be added is highlighted.

**Section 154.061(C) Final site plan review procedures.**

(4) The Planning Commission may require topographic elevations at two feet intervals, ~~written statements relative to the~~ traffic impact studies from a registered traffic engineer showing the potential effects on the existing traffic capacity of streets, on and off street parking impacts, and the proposed development's impact on existing utilities, or natural features.

**Comment:** This provides greater control on how much parking would actually be needed and provides authority for the Planning Commission to request a study. Additionally, it requires the study be done from a competent individual. Section 154.061 is also referenced in the application requirements for both special land uses and planned unit developments. Please note that this is still listed as "may" and is likely to only be used for extreme cases. Furthermore, additional language to parking exceptions notes that the Planning Commission may require off-street

parking for any new development that include four or more dwelling units within the City Center district.

**Section 154.131 Exception to Off-Street Parking Requirements**

(A) Except as otherwise required in this Section, the following zoning districts shall be exempt from any parking requirements:

- (1) C-1 City Center Commercial;
- (2) C-2 Water Street Commercial;
- (3) C-2 Water Street East;
- (4) C-1 Water Street North; and
- (5) C-2 Water Street South;

(B) If the Planning Commission determines that off street parking is required as part of a site plan, special land use approval, planned unit development approval, or any new structure containing four or more dwelling units, then additional off-street parking requirements may be required.

**Comment:** This would eliminate the parking requirements in downtown, unless the Planning Commission determines that a development requiring site plan, special land use, planned unit development approval requires off-street parking, or if a development includes the construction of a new structure containing four or more dwelling units.

**Section 154.135 Off Street Parking Requirements**

<i>Minimum Automobile Off-Street Parking Requirements</i>		
<i>Types of Buildings and Uses</i>	<i>Minimum Number of Parking Spaces Required per Indicated Unit</i>	<i>Unit of Measure</i>
One and 2 family Dwellings	2.0	Per dwelling unit
Three or more family dwelling	2.0	Per dwelling unit
Retail Store	1.0	Per 100 square feet of usable floor area
Comparison goods stores	0.6	Per 100 square feet of usable floor area
Convenience goods stores		
Antique stores		
Personal service establishments		
Domestic and business service establishments	0.5	Per 100 square feet of usable floor area
Publishing and printing service		

establishments		
Domestic and business repair establishments		
Domestic rental establishments		
Business, professional and non-profit organization office; public offices	0.4	Per 100 square feet of usable floor area
Research, development and testing laboratories	0.4	Per 100 square feet of usable floor area
Standard restaurant	1.0	Per 100 square feet of usable floor area
plus	1.0	Per 100 square feet of outside service area if any customer seating is located outside of the principal building
Take-out restaurant	1.0	Per 50 square feet of usable floor area
plus	1.0	Per 50 square feet of outside service area, if any customer seating is located outside of the principal building
Drive-through restaurant	1.0	Per 50 square feet of usable floor area
plus	1.0	Per 50 square feet of outside service area, if any customer seating is located outside of the principal building
Formula restaurant	1.0	Per 50 square feet of usable floor area
plus	1.0	Per 50 square feet of outside service area, if any customer seating is located outside of the principal building
Commercial amusement establishments	0.4	Per seat based on maximum capacity of auditorium, stadium, arena, theater or similar place of assembly
Noncommercial amusement establishments		
Motion picture theaters	0.3	Per person based on maximum capacity

Or	1.0	Per 50 square feet of usable floor and/or land area devoted to assembly of recreation use on the premises
Motel/motor court or hotel/inn	1.0	Per sleeping unit
And	1.0	Per resident manager
Bed and breakfast	1.0	Per sleeping unit
And	1.0	Per resident manager
Hospital	1.4	Per bed based on maximum capacity
Nursing care home	0.7	Per bed based on maximum occupancy
Automotive dealer establishments	1.5	Per person regularly employed on the premises
<del>Tire and automotive accessory establishments</del>		
<del>Automotive specialty establishments</del>		
<del>Automotive and truck rental establishments</del>		
<del>Automotive equipment rental establishments</del>		
<del>Automotive service establishments</del>		
Gasoline service stations	1.5	Per person regularly employed on the premises
Automobile and truck repair establishments	0.5	Per 100 square feet of usable floor area devoted to retail selling of merchandise, goods and products
<del>Motor freight transportation establishments</del>		
Sales and service establishments	0.5	Per 100 square feet of usable floor area devoted to retail selling of merchandise, goods and products
Marina	1.0	Per 4 transient boat slips
plus	1.0	Per 1 seasonal boat slip

Veterinarian and animal hospital service establishments	1.8	Per person regularly employed on the premises
plus	3.0	Per veterinarian
Manufacturing Wholesale and storage establishments	0.7	Per person regularly employed on the premises based on largest single employment shift
Educational facilities	0.6	Per student enrolled on the premises
Cultural facilities	0.3	Per 100 square feet of usable floor area
Or	1.0	Per 100 square feet of floor and/or land area devoted to assembly of visitor use on the premises
Commercial boat	1.0	Per 5 passenger capacity
Religious facilities	0.3	Per seat based on maximum capacity of auditorium or principal place of assembly
Mortuaries, funeral homes	1.0	Per 50 square feet of usable floor area devoted to slumber rooms, parlors or individual mortuary rooms
Plus	0.3	Per seat based on maximum capacity of funeral service chamber or chapel
Private recreation camp	1.0	Per 3 beds
Plus	0.3	Per 100 square feet of usable floor area for buildings devoted to visitor assembly
Or	1.0	Per 100 square feet of floor and/or land area devoted to visitor assembly
For uses not listed, the Planning Commission shall determine the appropriate number of parking spaces required.		

**Comment:** Uses that have been eliminated or uses that are exclusively located within the City Center or Water Street Zoning Districts have been removed from the list. Furthermore, as a catchall, text has been provided to allow the Planning Commission to determine parking requirements for unlisted uses. This is consistent with most Zoning Ordinances.