

Variance: To construct a new single-family residence with an attached four-car garage vs the total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than 50 percent (50%). Per Section: 1187.21(a).

1187.21 LOCATION OF REQUIRED PARKING SPACES.

In addition to specific requirements contained in each district regulation, the location of off-street parking facilities shall further be regulated according to the following provisions:

(a) **Off-street parking spaces required for dwelling units shall be located on the same zoning lot as the dwelling unit served. The total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than fifty percent (50%) unless permitted by a variance granted by the Board of Zoning and Building Appeals.**

(b) Required guest parking, in a multi-family or a single-family attached development, shall be equally distributed throughout the development.

(c) Off-street parking spaces for non-residential uses shall be located on the same lot as the structure or use unless off-site parking is provided pursuant to Section [1187.17](#), Allowance for Off-site Parking.

(d) All required off-street parking spaces shall have direct access to an aisle or driveway without the need to move any other vehicle, except as otherwise specifically permitted in this Chapter.

(e) Parking Lots Adjacent to Buildings. Off-street parking spaces for other than single or two-family dwellings shall be located at least ten (10) feet from any wall of a building if such wall contains ground floor openings other than a garage door providing access, light, or ventilation to the building.

(f) Parking in Designated Areas Only. Any vehicle customarily or seasonally parked on any lot shall be so parked only in parking areas specifically constructed for such purposes, and shall not be parked on tree lawns, sidewalks, lawns or other areas required by this Code to be landscaped.

(g) Areas Computed as Parking Spaces. Areas that may be computed as open or enclosed off-street parking spaces include any private garage, carport or other area available for parking, other than a street or driveway, except as specifically permitted below:

(1) For a single family detached, single-family attached, or two-family dwelling, a driveway in the front or side yard shall be permitted to compute as eligible parking space(s) up to a maximum of one (1) parking spaces per dwelling unit.

(2) In a multi-family development including attached single-family dwellings and a single-family detached grouped units, any dwelling unit that has its own separate and individual private driveway shall be permitted to compute as eligible those parking spaces located in the private driveway, up to a maximum of one (1) parking spaces per dwelling unit.

(h) Restricted Parking. In all non-residential districts, at least eighty percent (80%) of the required parking spaces shall be provided in the form of unrestricted parking areas accessible to all owners, occupants, employees, customers or tenants of the main use.

Principal Building or Use	Minimum Parking Requirement^{(a)(c)}	Maximum Number of Permitted Parking Spaces in the OB-1, OB-2, LB, GB, SM, PF, MX Districts
(a) Residential Uses.		
(1) Single-family detached dwelling, single-family detached grouped dwelling units	2 per dwelling unit, at least 1 enclosed	NA