

Planning Report

GDC Amendment ORD 26-05

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2026



GARLAND

TEXAS MADE HERE

REQUEST

A public hearing to consider amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, and Chapter 5 Relief Procedures and Enforcement generally related to parking requirements.

BACKGROUND

The Garland Development Code (GDC) currently provides various relief procedures at § [4.20\(K\)](#) that allow a development to exceed parking requirements by certain percentages based on project square footage. These existing regulations are overly complex and do not provide adequate relief at the administrative level. The proposed ordinance amendment would simplify relief procedures and streamline review of parking deviation requests.

Land Use Matrix: Parking requirements are listed per use in the Land Use Matrix. However, it's currently unclear whether these requirements are the minimum parking spaces required, or the maximum spaces allowed. The amendment would specify that these parking requirements are the minimum required.

Multifamily: For multifamily development, the amendment would establish a maximum parking ratio of one space per each efficiency unit, 1.5 spaces per each one-bedroom unit, and two spaces per each unit containing two or more bedrooms. Any increase beyond this maximum may not be approved administratively and would require a request for a Planned Development (PD) district.

Nonresidential: For nonresidential uses, the amendment would allow a development to exceed the minimum parking ratio by up to 15 percent without requiring any relief procedure. Any increase of more than 15 percent and up to 30 percent would be considered a Parking Deviation, which may be submitted following the same process as an Alternative Compliance Request. Any increase beyond 30 percent may not be approved administratively and would require a request for a PD.

Relief Procedure: An applicant submitting a Parking Deviation request would be required to provide a parking generation study prepared by a licensed transportation engineer, demonstrating the need for additional parking. The applicant may also submit other documents that, at the discretion of the Planning Director, demonstrate the need for additional parking. Any Parking Deviation would be required to be mitigated through methods such as the use of pervious parking, increased landscaping, or increased stormwater controls.

Structured Parking: The amendment would exempt any structured parking from maximum parking requirements and the requirement for a Parking Deviation request.

During the initial presentation, City Council had asked staff about incorporating possible updates to minimum parking ratios to keep up with the modern-day business models and look into the waiver process for minimum parking requirement as well. That aspect would be processed as a separate amendment as it would require significant research into all required parking ratios as they relate to land uses.

STAFF RECOMMENDATION

Staff recommends approval of the GDC amendment.

ADDITIONAL INFORMATION

GDC Sections Related to the Amendments.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING (I) SECTION 2.51, "THE LAND USE MATRIX," OF DIVISION 2, "LAND USE MATRIC," OF ARTICLE 5, "USE REGULATIONS," OF CHAPTER 2, "ZONING REGULATIONS;" (II) SECTION 4.20, "OFF-STREET PARKING REQUIREMENTS," OF DIVISION 3, "PROVISIONS APPLICABLE TO ALL ZONING DISTRICTS," OF ARTICLE 2, "PARKING AND LOADING," CHAPTER 4, "SITE DEVELOPMENT;" AND (III) SECTION 5.02, "APPEAL REQUIREMENTS," OF DIVISION 1, "APPEALS GENERALLY," OF ARTICLE 1, "RELIEF PROCEDURES," CHAPTER 5, "RELIEF PROCEDURES & ENFORCEMENT;" PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 2.51, "The Land Use Matrix," of Division 2, "Land Use Matric," of Article 5, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as shown on the attached Exhibit A.

Section 2

That Section 4.20(K) of Section 4.20, "Off-Street Parking Requirements," of Division 3, "Provisions Applicable to All Zoning Districts," of Article 2, "Parking and Loading," Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

§ 4.20. Off-Street Parking Requirements.

...

~~(K) Deviation of Required Spaces. The maximum amount of required parking spaces for a particular nonresidential or multifamily use (as set forth in the Land Use Matrix in Section 2.51 of Chapter 2) may be increased, as identified below. Deviations (that is, an increase in parking) in excess of the ratio shown for a particular sized project (maximum fifteen percent) may be submitted for approval using the alternative compliance process outlined in Article 1, Division 2 of this Chapter 4, and the request must be accompanied by a parking generation study prepared by a licensed transportation engineer. A~~

~~request for a parking deviation in excess of the applicable amount shown below for a project may also be submitted using the alternative compliance process, except that any request for deviation that exceeds fifteen percent of the maximum parking requirement shall be processed, reviewed, and decided as a Zoning Variance by the Board of Adjustments in accordance with the procedures set forth in Section 2.25 of this GDC. Any type of deviation, regardless of degree, must be mitigated. Mitigation can be achieved by the use of pervious parking, increased landscaping (see Section 4.35 of this GDC), increased stormwater controls (see Section 3.63 of this GDC), or other method to reduce the impact of the increased parking.~~

Deviation of Required Off-Street Parking Spaces	
Size of Structures (square feet)	Percent of Deviation
0 to 40,000 sf	up to 5%
40,001 to 85,000 sf	up to 10%
greater than 85,000 sf	up to 15%

(K) Parking Deviation.

(1) Multifamily. The maximum amount of parking spaces permitted for a multifamily use is one space per each efficiency unit, 1.5 spaces per each one-bedroom unit, and two spaces per each unit containing two or more bedrooms. Any increase in excess of this maximum may not be approved administratively and requires an application for a change of zoning.

(2) Nonresidential.

a. The maximum amount of parking spaces provided for a particular nonresidential use may be increased by up to 15 percent more than the ratios set forth in the Land Use Matrix in Section 2.51 of Chapter 2. Any increase in excess of 15 percent and up to 30 percent of these ratios shall be considered a Parking Deviation. Any increase in excess of 30 percent may not be approved administratively and requires an application for a change of zoning.

b. A Parking Deviation may be submitted as an Alternative Compliance Request, as outlined in Article 1, Division 2 of this Chapter 4.

c. A Parking Deviation request must be accompanied by

a parking generation study prepared by a licensed transportation engineer, demonstrating the need for additional parking. Alternatively, other documents may be accepted at the discretion of the Planning Director to demonstrate the need for additional parking.

d. A Parking Deviation must be mitigated. Mitigation may be achieved by the use of pervious parking, increased landscaping (see Section 4.35 of this GDC), increased stormwater controls (see Section 3.63 of this GDC), or other methods to reduce the impact of the increased parking.

(3) Structured parking. Structured parking is exempt from maximum parking requirements and the requirement for a Parking Deviation request.

Section 3

That Table 5-1, "Initial Decision-Makers & Appellate Decision Makers," which is to be attached to Section 5.02, "Appeal Requirements," of Division 1, "Appeals Generally," of Article 1, "Relief Procedures," Chapter 5, "Relief Procedures & Enforcement," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as shown on the attached Exhibit B.

Section 4

That Chapters 2, 4, and 5 of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

Exhibit A

2 Attachment 1

LAND USE MATRIX

N/A – Not applicable (i.e., no parking requirement)

* – See ~~Chapter 2, Section 2.52~~cross-reference(s) for special standards

P

The land use is allowed by right in the zoning district indicated.

gfa – Gross floor area



The land use is prohibited in the zoning district indicated.

S

The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
AGRICULTURAL USES																				
Farm, Ranch, Orchard	P																	-	2/dwelling unit	-
Feed Store	S												S	S				-	1/250 gfa	-
Stable, Commercial	P																	-	.5/stall	-
Stable, Private	P	S																-	N/A	Sec. 22.09, Art.1, Ch. 22, City Code
Stockyards, Livestock Auction, Livestock Hauling																		-	-	-
RESIDENTIAL USES																				
Accessory Dwellings:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guard/Manager/ Caretaker	S												S	S	S			-	2/dwelling unit	Sec. 2.58
Guest House	S	S	S	S														-	1/dwelling unit	Sec. 2.58
Rental Unit	S	S																-	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential	S	S	S				S	S									S	-	.2/resident	-
Rehabilitation Facility, Institutionalized								S										-	.3/resident	-
Elder Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assisted Living								P		S1								-	1/3 dwelling units	Sec. 2.52(A) (12)
Continuing Care (combination)								P		S1								-	as determined by components, and best/current practices	Sec. 2.52(A) (12)
Independent Living								P								P	P	-	1/dwelling unit	Sec. 2.52(A) (12)
Nursing/Convalescent Care								P		S1								-	.5/bed	Sec. 2.52(A) (12)
Household Living Units:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/ dwelling unit	Sec. 2.38

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/ dwelling unit	Sec. 2.52(A) (5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/ dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/ dwelling unit	-
Dwelling, Multifamily								P	*	*	*	*	*	*		P	P	-	1 space/ dwelling unit ²	Sec. 2.39; Sec. 2.52(A) (40)
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A) (5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/ dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/ dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P	*	*	*	*	*	*		P	P	-	2.25 enclosed/ dwelling unit	Sec. 2.37
Dwelling, Apartment									*	*	*	*	*	*		P	P	-	1 space/ dwelling unit ²	Sec. 2.52(A) (40)
Manufactured/Mobile Home Park or Subdivision																		-	-	-
ACCESSORY & TEMPORARY USES																				
Accessory Building	P	P	P	P	P	P	P	P										-	N/A	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drive-In Service												S	S	S	S			-	1/order station + 1 space per employee at maximum shift	-
Drive-Through Service										S		S	S	S	S			-	N/A	Sec. 4.20
Walk-Up Service											P	P	P	P	P	P	P	-	1/walk-up window or order station + 1 space per employee at maximum shift	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
Fuel Pumps, Retail												S	P	P	P			-	N/A	Sec. 2.52(A) (3)
Itinerant Retail Vendor												*	*	*	*	*	*	-	N/A	Art. IX, Ch. 26, City Code
Kiosks, Self-Service:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up										P		P	P	P	P	S	S	-	1/ATM station (at the ATM)	Sec. 2.52(A) (7), Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up									P	P	P	P	P	P	P	P	P	-	1/walk-up ATM	Sec. 2.52(A) (7)
Retail (ice, water, etc.)												S	S	S				-	1 space	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection											S	S	S	P	P			-	1 space	Sec. 2.52(A) (8), Sec. 4.20
Outside Display, New Materials											P	P	P	P	P		S	-	N/A	Sec. 2.52(A) (14)
Outside Display, Used Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, New Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, Used Materials													S	S	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage Unit, Portable (POD)		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Sec. 2.52(A) (14)
Seasonal Sales									*	*	*	*	*	*	*		*	-	N/A	Art. VIII, Ch. 30, City Code
Shelter Tent																		-	N/A	-
Shipping Container												*	*	*	*			-	N/A	Sec. 2.52(A) (15), Art. XII, Ch. 30, City Code

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	1/1,000sf site area	Sec. 2.52(A) (19), and 30.03, 30.06, 30.194, City Code
INSTITUTIONAL AND EDUCATIONAL USES																				
Church or Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons.	Sec. 2.52(A) (29)
College or University									S	P		P	P	P		S	P	-	.5/student (site-specific study required)	-
Convention Facility										S		S	P	P	P		P	-	1/100 gfa	-
Day Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Day Care Center, Adult	S	S	S	S	S	S	S	S	P	P	P	P	P		S			-	1/3 clients + 1 per employee at maximum shift	Sec. 2.52(A) (13)
Day Care, Youth – Licensed Child-Care Center	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/10 children + 1 per employee at maximum shift	Sec. 2.52(A) (2)
Day Care, Youth – Registered Child-Care Home	23	23	23	23	23	23	23	23										-	N/A	Sec. 2.61

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1/10 students	-
Makerspace (Hackerspace)															P		S		1/3 students + 1/500 sq. ft gross floor area workshop + 1/1000 sq. ft. gross floor area of warehouse	Sec. 2.52(A) (36)
School, Business									S	P	S	P	P	P	P		P	-	1/3 students	-
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1/3 students	-
School, Trade													S	P	P			-	1/3 students	-
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	2.52(A)(2)
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-
GOVERNMENT & HUMAN SERVICES USES																				
Charitable Boarding								S	S	S		S	S	S				-	.5/bed	-
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-
Garden, Civic	P	P	P	P	P	P	P	P								P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P			-	1/300 gfa	-
Social Service Facility/Agency									S	S	S	P	P	P				-	1/300 gfa	-
MEDICAL & HEALTH SERVICES USES																				
Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional										S		S	S	S	S				1 space per 4 beds	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	Determined by SUP	-
Hospital										P		S	P	P	S			-	1.5/bed	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Mortuary/Funeral Home	S											S	S	P	S			-	1/200 gfa, or 1/4 seats in sanctuary and chapel(s) (whichever is greater)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																				
Athletic Events Facility, Indoor										S		P	P	P	P		S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S		S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P			-	1/200 gfa	-
Commercial Amusement, Indoor												P	P	P	P	S	P	-	1/150 gfa	-
Commercial Amusement, Outdoor												S	P	P	S		S	-	1/1,000 sf of amusement area and accessory uses	-
Cultural Facility										P	S	P	P	P	S		P	-	1/300 gfa	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1/2000 gfa	-
Equestrian Camp, Private	P	S																-	.5/stall	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Golf Course/Country Club	S	S	S	S														-	5/green + 1/150 gfa for clubhouse/ dining areas	-
Health & Fitness Gym (indoor)										S		P	P	P	S	P	P	-	1/150 gfa	-
Marina	S											S	S	S				-	1/5 slips + 1/2000 gfa for dry boat storage + 1/150 gfa for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*			-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Reception Facility, Small Scale												P	P	P	P				1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Recreational Vehicle Park													P (PD req.)					-	1/RV pad + 1/8 RV pads for guest/customer/ employee parking	Sec. 2.52(A) (34)
Shooting Range, Indoor													S	P	P			-	1/500 gfa + 1/target alley	-
Shooting Range, Outdoor	S																	-	1/500 gfa + 1/target alley	-
Theater, Large Scale												S	P	P				-	1/3 seats	-
Theater, Small Scale												P	P	P			S	-	1/3 seats	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Zoo	S																	-	1/600 square feet of exhibit area	-
OFFICE, RETAIL & SERVICE USES																				
Alternative Financial Establishment													S					-	1/250 gfa	-
Antique Shop (indoors only)												P	P	P			S	-	1/250 gfa	-
Bait Sales, Live												S	S	P				-	1/250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Bed and Breakfast	P	S	S													S	S	-	1/guest room + residential use requirement (according to that use)	Sec. 2.52(A) (11)
Business & Media Service									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Call Center										P		P	P	P	P		S	-	1/150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P					1/250 gfa	Sec. 2.52(A) (28)
Convenience Store (1,000–5,000sf)										S	S	P	P	P	P		S	-	1/250 gfa	Sec. 2.52(A) (1)
Financial Institution									P	P	P	P	P	P		P	P	-	1/300 gfa	Sec. 4.20
Flea Market, Indoor													S	S				-	1/200 gfa	Sec. 2.52(A) (32)
Flea Market, Outdoor														S				-	1/500 sf site area	Sec. 2.52(A) (32)
Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1/400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1/250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1/250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S			-	1.25/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Hotel/Motel, Full Service										P		P	P		S		S	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Limited Service										S		S	S		S			-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1/250 gfa 401,000+ gfa: 1/300 gfa	Sec. 2.52(A) (33)
Kiosk, Trailer or Mini- Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1/employee	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1/employee	Sec. 2.52(A) (8), Sec. 4.20
Landscape Nursery (retail)												P	P	P	S			-	1/250 gfa + 1/2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)	S												S	P	P			-	1/2,000sf outdoor area	Sec. 2.52(A) (17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	-
Laundry, Self-Serve (Laundromat)											S	S	P	P	S			-	1/250 gfa	-
Mobile Food Truck Park												S	S	S	S		S		Set by SUP	Sec. 2.52(A) (37)
Office, General									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Pawn Shop														P				-	1/250 gfa	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Personal Services										S	P	P	P	P	S	P	P	-	1/250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1/250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1/250 gfa	-
Produce Stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 + 1/600sf of site area	-
Restaurant										P	P	P	P	P	P	P	P	-	1/100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1/100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1/333 gfa	-
Sexually Oriented Business															P			-	1/250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1/250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1/150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1/250 gfa	Sec. 2.52(A) (6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1/250 gfa	-
COMMERCIAL USES																				
Bakery, Commercial													S	P	P			-	1/1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)														P	P			-	1/400 gfa + 1/1,000 gfa storage area	Sec. 2.52(A) (23)
Bulk Material Sales & Storage (retail or wholesale)														S	S			-	1/1,000 gfa or 1/1,000 outdoor area (whichever is greater)	Sec. 2.52(A) (18)
Commercial Drone Delivery Hub (large)															S			-		Sec. 2.52(A) (38)
Commercial Drone Delivery Hub (small)												S	S	S	S					Sec. 2.52(A) (38)
Contractor's Office/Storage Yard (outside storage)													S	S	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (24)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Contractor's Office/Warehouse (indoors only)													P	P	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (25)
Custom Products Manufacturing													S	P	P			-	1/1,000 gfa	-
Equipment Leasing/Rental, Indoor												P	P	P	P			-	1/250 gfa	-
Equipment Leasing/Rental, Outdoor														S	P			-	1/600 gfa	Sec. 2.52(A) (27)
Feed/Grain Mill																		-	-	-
Furniture and Appliance Cleaning/Repair												S	P	P	P			-	1/1,000 gfa	-
Garden, Commercial	P																	-	1/5,000sf of site area-	-
Laundry Plant, Commercial													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Meat and Game Processing													S	P	P			-	1/500 gfa	-
Pet Care/Play Facility (indoor)												S	P	P	P	S	S	-	1/300 gfa	Sec. 2.52(A) (9)
Pet Care/Play Facility (outdoor)	S												S	P	P			-	1/300 gfa	Sec. 2.52(A) (9)
Portable Building Sales/Leasing														P	P			-	1/300 office gfa + 1/1,000sf for indoor sales/storage area	-
Printing/Publishing House										S		S	S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1/300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Recycling Salvage Yard (unlimited outside storage)															S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1/20 units (1/25 units if over 100 units in development) + 1/300 office gfa	Sec. 2.52(A) (16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1/300 gfa	-
Taxidermist													S	P	P			-	1/400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1/400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1/300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1/300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1/400 gfa	Sec. 2.52(A) (3)
Automobile Repair, Major													S	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Repair, Minor												S	P	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1/400 gfa (minimum 2 spaces), plus 1 space per employee on- site at any time	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1/600 gfa	Sec. 2.52(A) (14)
Car Wash, Automated/Rollover												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Full-Service/Detail												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Self-Service/Wand													S	P	P			-	1/bay	Sec. 2.52(A) (3), Sec. 4.20
Impoundment Lot (commercial/private)															S			-	1/300 office gfa	-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)													P	P	S			-	1/400 gfa	-
Parking Lot or Garage, Commercial										P		P	P	P	P	P	P	-	1/300 office gfa	-
Personal Watercraft Sales, Leasing & Repair (new and used)												S	P	P	S			-	1/400 gfa	-
Recreational Vehicle/Trailer Sales, Leasing & Repair													S	P	S			-	1/600 gfa	-
Salvage Yard, Automotive																		-	-	-
Travel Center																		-	-	-
Truck/Bus Repair														S	S			-	1/600 gfa	-
Truck/Bus Sales & Leasing/Rental														S	S			-	1/600 gfa	-
Truck/Bus Storage														S	S			-	1/300 office gfa	-
Truck/Bus Wash														P	P			-	1/250 gfa + 1/bay	Sec. 2.52(A) (3), Sec. 4.20
Wrecker/Towing Service														P	P			-	1/300 office gfa + 1/wrecker	-
TRANSPORTATION USES																				

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Airport/Heliport														S	S			-	1/4 seating accommodation + .5/employee at maximum shift	-
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	NA	-
Helipad										S		S	S	S	S		S	-	5/helipad	-
Motor Freight Terminal/Railroad Switching Yard															P			-	1/1,000 gfa	-
Transit Station, Public									P	P	P	P	P	P	P	P	P	-	Determined by operating agency	-
Transportation Depot, Passenger (commercial)													S	S	S			-	Determined by SUP	Sec. 2.52(A) (10)
Transportation Terminal, Passenger (commercial)																		-	-	-
INDUSTRIAL USES																				
Animal Feed Processing & Storage															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Batching Plant															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Batching Plant, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Breweries/Wineries/ Distilleries												S	S	S	P	S	S		1/1,000 gfa or 5 visitors + 1/employee at max. shift, whichever is greater 1/100 gfa for dining and tasting areas	Sec. 2.52(A) (35)
Data Center										S				P	P		S		1/5,000 gfa	-
Distribution Center, Large (indoors only)														S	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Distribution Center, Small (indoors only)													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Food Processing & Storage														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Gas or Petroleum Drilling or Pipeline	S														S			-	N/A	Sec. 2.52(A) (21)
Heavy Machinery Sales, Rental, Storage & Repair														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
High Risk Use															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum Parking Requirements</u>	<u>Cross- Reference(s) for Special Standards</u>
Industrial or Manufacturing, Heavy															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Industrial or Manufacturing, Light													S	P/S3S4	P/S3S4			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Laboratory, Analytical or Research (indoor)										S		S	P	P	P			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Leather & Allied Products Manufacturing															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Mining/Mineral Extraction																		-	-	-
Warehouse, Office/Showroom (indoors only)												S	P	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
UTILITY & SERVICE USES																				
Antenna, Commercial	*	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	N/A	Secs. 2.64 & 2.65
Antenna, Private	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 6, Art. 5, Ch. 2
Electric Generating Plant	S														S			-	1/employee at maximum shift	-
Electric Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-
Gas Regulating Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	<u>Minimum</u> Parking Requirements	Cross- Reference(s) for Special Standards
Telecommunications Switching Station	S	S	S	S	S	S	S	S	P/ S4S <u>5</u>	P/ S4S5	P/ S4S5	P/ S4S5	P/ S4S5	P/ S4S5	P/ S4S <u>5</u>			-	1/employee at maximum shift	-
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	N/A	Div. 7, Art. 5, Ch.2

ZONING REGULATIONS

¹These Elder Care uses are permitted by right in this district if located within 1,000 feet of a Hospital, measured property line to property line.

⁴²For multifamily maximum parking requirement, see Section 4.20(K)(1).

²³Day Care, Youth - Registered Child-Care Home: Allowed by right in the designated zoning districts, subject to the regulations for Home Occupations (see Section 2.61 of Chapter 2)

³⁴Light Industrial/Manufacturing uses require issuance of an SUP where contiguous or where within 100' of a residential zoning district or a residential use.

⁴⁵Telecommunications Switching Station uses require issuance of an SUP when located within 1,000 feet of a residential zoning district.

(Ordinance 6773 adopted 5/19/15; Ordinance 6876 adopted 12/13/16; Ordinance 6925 adopted 7/18/17; Ordinance 6979, sec. 1, adopted 4/17/18; Ordinance 7001, sec. 1, adopted 8/7/18; Ordinance 7104, sec. 2, adopted 11/5/19; Ordinance 7107, sec. 26, adopted 12/3/19; Ordinance 7138, sec. 2, adopted 4/7/20; Ordinance 7142, sec. 1, adopted 5/5/20; Ordinance 7323 adopted 5/3/22; Ordinance 7344 adopted 7/5/22; Ordinance 7352 adopted 8/16/22; Ordinance 7370 adopted 10/11/2022; Ordinance 7371 adopted 10/11/2022; Ordinance 7483 adopted 11/14/2023; Ordinance 7497 adopted 1/9/2023; Ordinance 7574 adopted 3/18/2025; Ordinance 7576 adopted 3/18/2025; Ordinance 7578 adopted 4/1/2025; Ordinance 7595 adopted 6/17/2025; Ordinance 7618 adopted 9/2/2025; Ordinance 7655 adopted 3/3/2026)

Exhibit B

Table 5-1: Initial Decision-Makers & Appellate Decision-Makers			
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Text Amendment to Any GDC Provision Chapter 1, Article 2, Division 3	City Council	—	—
Zoning or Rezoning of Property Chapter 2, Article 2, Division 1, Section 2.05	City Council	—	—
Planned Development (PD) Zoning of Property Chapter 2, Article 2, Division 2, Section 2.13	City Council	—	—
Specific Use Provision (SUP) Zoning of Property Chapter 2, Article 2, Division 3, Section 2.20	City Council	—	—
Zoning Variance Chapter 2, Article 2, Division 5, Section 2.25	BOA	—	—
Preliminary Plat Approval Chapter 3, Article 2, Division 2, Section 3.09	Planning Director	Plan Commission	—
Extension of Preliminary Plat Approval Chapter 3, Article 2, Division 2, Section 3.12	Planning Director	Plan Commission	—
Final Plat Approval Chapter 3, Article 2, Division 3, Section 3.16	Planning Director	Plan Commission	—
Minor Plat Approval Chapter 3, Article 2, Division 4, Section 3.24	Planning Director	Plan Commission	—
Conveyance Plat Approval Chapter 3, Article 2, Division 5, Section 3.32	Planning Director	Plan Commission	—
Replat Approval Chapter 3, Article 2, Division 7, Section 3.39	Planning Director	Plan Commission	—
Amending Plat Approval Chapter 3, Article 2, Division 7, Section 3.40	Planning Director	Plan Commission	—
Plat Vacation Approval Chapter 3, Article 2, Division 7, Section 3.41	Planning Director	Plan Commission	—
Alley Waiver Chapter 3, Article 5, Division 6, Section 3.80	Director of Engineering	Plan Commission	—
Sidewalk Waiver Chapter 3, Article 5, Division 13, Section 3.93	Director of Engineering	Plan Commission	—
Alternative Compliance Request Chapter 4, Article 1, Division 2, Section 4.07	Planning Director	Plan Commission	City Council —
Parking Deviation Chapter 4, Article 2, Division 3, Section 4.20(K)	Planning Director	BOA Plan Commission	— City Council

Exhibit B

Landscaping or Screening Development Variance Chapter 4, Article 3, Division 9, Section 4.53	Plan Commission	City Council	—
Sign Variance Chapter 4, Article 5, Division 6, Section 4.81	Plan Commission	City Council	—
Increased Sign Area (up to 10%) Chapter 4, Article 5, Division 6, Section 4.81	Planning Director	Plan Commission	City Council
Fence Variance Chapter 4, Article 8, Division 2, Section 4.109	BOA	—	—
Proportionality Appeal Chapter 5, Article 1, Division 2, Section 5.07	City Council	—	—
Vested Rights Petition Chapter 5, Article 1, Division 5	Planning Director	Plan Commission	City Council