

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Catering service	2 spaces / 1,000 sq. ft. GFA
Health club or gym	2.5 spaces / 1,000 sq. ft. GFA
Mobile food truck court	5 or more mobile food trucks on-site: 2 parking spaces per mobile food truck
Nightclub	5.6 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA
Residential community amenity	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Restaurant	5.6 spaces / 1,000 sq. ft. GFA
Tap room or tasting room	UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA
Other indoor entertainment	1 space / 3 persons design capacity, or per Table 5-5-2, whichever is greater
Lodging	
Bed and breakfast	1 space for manager plus 1 space / guest room
Campground or recreational vehicle park	1 space / designated camping or RV spot
Hotel or motel	1 space / guest room or 1 space per 2 beds, whichever is greater UC-MS-PT: 2 spaces / 3 guest rooms or 1 space per 4 beds, whichever is greater
Motor Vehicle-related	
Car wash	2 spaces / 1,000 sq. ft. GFA of retail, office, and waiting area
Heavy vehicle and equipment sales, rental, fueling, and repair	1 space / 1,000 sq. ft. GFA
Light vehicle fueling station	4 spaces / 1,000 sq. ft. GFA
Light vehicle repair	1 space / 1,000 sq. ft. GFA
Light vehicle sales and rental	2 spaces / 1,000 sq. ft. GFA
Outdoor vehicle storage	No requirement
Paid parking lot	
Parking structure	
Offices and Services	
Bank	3 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2 spaces / 1,000 sq. ft. GFA
Blood services facility	4 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Club or event facility	1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area, whichever is greater ^[1] UC-MS-PT: 1 space / 1,500 sq. ft. GFA or 1 space / 6 seats in main assembly area, whichever is greater ^[1]
Commercial services	3 spaces / 1,000 sq. ft. GFA
Construction contractor facility and yard	No requirement
Crematorium	1 space / 1,000 sq. ft. GFA
Medical or dental clinic	5 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3 spaces / 1,000 sq. ft. GFA
Mortuary	1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area, whichever is greater ^[1]
Office	3.5 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Personal and business services, small	4 spaces / 1,000 sq. ft. GFA

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Use	IDO Parking Requirement
Personal and business services, large	UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Research or testing facility	1.5 space / 1,000 sq. ft. GFA
Self-storage	1 space / 3,000 sq. ft. GFA
Outdoor Recreation and Entertainment	
Amphitheater	1 space / 4 seats in main assembly area ^[1]
Balloon Fiesta Park events and activities	Per parking study or adopted Master Plan
Drive-in theater	No requirement
Fairgrounds	4 spaces / 1,000 sq. ft. of site area where attendees circulate, participate, or watch activities
Residential community amenity	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Stadium or racetrack	1 space / 4 seats in main assembly area ^[1]
Other outdoor entertainment	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Retail Sales	
Adult retail	4 spaces / 1,000 sq. ft. GFA
Bakery goods or confectionery shop	UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Building and home improvement materials store	2 spaces / 1,000 sq. ft. GFA
Cannabis retail	4 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Farmers' market	No requirement
General retail	Establishments ≤ 10,000 sq. ft. GFA: 3.5 spaces / 1,000 sq. ft. GFA Establishments > 10,000 sq. ft. – ≤50,000 sq. ft. GFA: 3 spaces / 1,000 sq. ft. GFA
Grocery store	Establishments > 50,000 sq. ft. GFA: 2.3 spaces / 1,000 sq. ft. GFA UC-MS-PT: 1.75 spaces / 1,000 sq. ft. GFA
Liquor retail	4 spaces / 1,000 sq. ft. GFA
Pawn shop	4 spaces / 1,000 sq. ft. GFA
Transportation	
Airport	Determined by airport management
Freight terminal or dispatch center	No requirement
Helipad	No requirement
Park-and-ride lot	No requirement
Railroad yard	No requirement
Transit facility	Determined by transportation authority
INDUSTRIAL USES	
Manufacturing, Fabrication, and Assembly	
Artisan manufacturing	1 space / 1,000 sq. ft. GFA
Cannabis cultivation	1 space / 1,000 sq. ft. GFA
Cannabis-derived products manufacturing	
Light manufacturing	1 space / 5,000 sq. ft. GFA
Heavy manufacturing	
Natural resource extraction	No requirement
Special manufacturing	1 space / 1,000 sq. ft. GFA
Telecommunications, Towers, and Utilities	
Electric utility	No requirement