

General Land Use Categories and Off-Street Parking Recommendations

Executive Summary

- Determine appropriate parking requirements for general land uses and for specific land uses.
- Goal = was to keep the calculation of parking requirements as simple, consistent, and reasonable as possible.

GENERAL LAND USE CATEGORIES

Agricultural Sales, Service, and Supply
Agriculture
Dwelling
Education
Farm
Financial Institution
Lodging
General Office
General Retail
General Services
Personal Service
Place of Assembly
Recreation, Indoor Commercial
Recreation, Outdoor Commercial
Recreation, Public
Solid Waste Facilities
Vehicle Sales, Service, and Repair

PARKING ANALYSIS

Floor Area: The square feet of floor space within the outside line of walls, including the total of all space on all floors of a building. Floor area shall not include porches, garages or space in a basement or cellar which is used for storage or incidental use.

Floor Area is a common factor for setting parking requirements for most general land use categories and many specific land uses, ranging from cultural, General Retail, and General Service uses to daycare, restaurants and bars.

For uses that involve the assembly of people for events, entertainment, community, and recreation, was an important factor in establishing parking ratios was the **number of seats** (such as Place of Assembly), or the **number of occupants** (such as Outdoor Commercial Recreation).

The **dwelling unit** was the common factor for establishing off-street parking for residential uses, from Single-Family to Multiple-Family Dwellings. Lodging uses were assigned the parking supply ratio of **1 space per guest room**.

Off-street parking requirements also took into consideration unique aspects of specific land uses, such as: stacking lanes for drive-through facilities, car wash bays, and school bus drop-off/pick-up queues; the number of employees on the maximum shift; and display areas, storage areas, service vehicles, and service bays.

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INTRODUCTION

This report was prepared to determine appropriate parking requirements for general land uses and for specific land uses. The goal was to keep the calculation of parking requirements as simple, consistent, and reasonable as possible.

GENERAL LAND USE CATEGORIES

General land use categories were recommended in another ECIA report, “Land Use Categories based on Parking Generation Analysis” (9-12-2022). The Institute of Transportation Engineers (ITE) report entitled *Parking Generation, 4th Edition* published by ITE in 2010 was the information resource for that report. The following general land use categories are recommended for the update of the Jackson County Zoning Ordinance.

Definitions

Agricultural Sales, Service, and Supply. An establishment engaged in retail sales, service, and supply directly related to the day-to-day activities of agricultural production, including but not limited to: Retail sales of agricultural fertilizers, chemicals, seeds, feed and feed supplements, buildings, supplies or fuels, or the buying, storing, processing and sale of grains for seed, or for livestock and poultry feed and other non-animal farm products: ; alfalfa dehydrating; the sale of feeds, feed supplements, and miscellaneous farm supplies; the storage, distribution or sale of agricultural lime, agricultural chemicals or fertilizers; the storage, distribution and sale of petroleum products, including sale from tank trucks; the buying and temporary storage of wool or hides; trenching or well drilling; but not to include the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure, and not including the sale or display of farm machinery, building materials or appliances. See also Bulk Storage.

Agriculture. The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses for treating or storing the produce provided, however, that any such accessory uses shall be secondary to that of normal agricultural activities. Agriculture shall not include commercial animal or poultry feeding or raising in confined lots or buildings as defined herein. See also Farm and Horticulture.

Education (Elementary). A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in schools within the State of Iowa.

Education (Post High School). An educational institution that provides full-time or part-time education beyond high school, including but not limited to: two-year junior, community or technical colleges; trade or business schools; and four-year (or more) colleges and universities.

Education (Preschool). A facility for organized instruction of children who have not reached the

age for enrollment in kindergarten.

Education (Secondary). A public, private or parochial school offering instruction at the middle school, junior high or high school level in the branches of learning and study required to be taught in schools within the State of Iowa.

Financial Institution. An establishment engaged in the provision of financial and banking services to consumers or clients, generally with walk-in and drive-thru services provided to consumers on-site, including but not limited to: banks, credit unions, mortgage offices, lending establishments, investment companies, and automated teller machines (ATM).

General Office. Use of a site for business, professional, or administrative offices who may invite clients from both local and regional area, including but not limited to: professional offices for real estate, insurance, management, travel, telemarketing, advertising and marketing; government offices including post offices; corporate or other business offices; organizational and association offices; single-tenant office buildings; office parks; and research, development, and testing centers.

General Retail. Commercial and retail uses that do not include regular outside storage or sales, including but not limited to: supermarkets and grocery stores, furniture and home furnishings stores; electronics and appliance stores; paint and wallpaper stores; health and personal care stores; clothing and clothing accessory uses; sporting goods, hobby, book and music stores; general merchandise stores; art supply stores and galleries; and miscellaneous store retailers.

General Services. Establishments primarily engaged in the provision of services to customers by appointment or drop-in basis, not including personal services. These uses may require additional on-site storage for inventory of vehicles. Typical uses include, but are not limited to: schools of private instruction (art, dance, music, etc.), television studios, telecommunication service centers, film and sound recording facilities, office equipment and supply firms, small business machine repair shops, hotel equipment and supply firms, messenger and delivery services, custodial or maintenance services, convenience printing and copying, financial institutions, bakery and confectionary shops, catering service, carpet and upholstery cleaning and repair, automated banking machines, appliance repair shops, armature rewinding, watch and jewelry repair shops, and musical instrument repair shops.

Personal Service. Establishments or places of business primarily engaged in the provision of services of a personal nature. Personal services include establishments providing for the administration of massage or massage therapy carried out only by person licensed by the State of Iowa under the provisions of Iowa Code Chapters 148, 148A, 148B, 148C, 149, 150, 150A, 151, 152, 152B, 152C, 157 or 158 when performing massage services as part of the profession or trade for which licensed or persons performing massage services or therapy pursuant to the written direction of a licensed physician. Typical uses include but are not limited to: beauty and barber shops; nail and spa services seamstress, tailor, or shoe repair shops; photography

studios; television or electronics repair; or laundry and dry-cleaning services.

Place of Assembly. A building where people gather for non-commercial civic, educational, religious or cultural purposes. A place of assembly may include a kitchen, bar and/or dining facilities available for use by members or non-members. Typical uses include but are not limited to: places of worship, meeting halls, lecture halls, fraternal organizations, or community center. This does not include indoor or outdoor commercial recreation.

Recreation, Indoor Commercial. Uses that provide recreational opportunities indoors for the public (open to the community) or residents of a subdivision or development which commercial in nature, including but not limited to: recreational lodges, community recreation centers; health and exercise clubs; bowling alleys; indoor theaters; dance halls; arcades; skating rinks; swimming pools; country club; private club or lodge; other indoor athletic facilities; and other functionally similar uses.

Recreation, Outdoor Commercial. Uses that provide commercial amusement outdoors and that have higher traffic demands, space requirements, and external effects, including but not limited to: miniature golf; batting cages; go-carts; bumper cars or boats; skateboard parks; BMX or mountain bike courses; ski slopes; ice skating rinks; golf driving ranges; rodeo facilities; gun clubs; drive-in and outdoor theaters; marinas; docking facilities; tennis courts; ball fields; other outdoor athletic facilities; and other functionally similar uses; but not including campgrounds, resorts, youth or summer camps, or golf courses.

Recreation, Public. An indoor or outdoor public recreation area, building, site, or facility that is dedicated to recreation purposes and administered by a public or private nonprofit agency to serve the recreation needs of community residents, including but not limited to parks; lakes; ponds; rivers, creeks; playgrounds; picnic areas; hunting areas; wildlife preserves; trails for hiking, biking, horseback riding, paddling, or recreation vehicles; interpretive centers; historic and cultural sites; campgrounds; marinas; docking facilities; and other functionally similar uses.

PARKING ANALYSIS

For most general land use categories and many specific land uses, a common factor for setting parking requirements was **Gross Floor Area (GFA):** *The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.*

The current Jackson County Zoning Ordinance includes this definition for **Floor Area:** *The square feet of floor space within the outside line of walls, including the total of all space on all floors of a building. Floor area shall not include porches, garages or space in a basement or cellar which is used for storage or incidental use.*

Floor Area as defined here is used for current parking requirements. For consistency, the parking requirements for the Zoning Ordinance Update will continue to use floor area.

Specific land uses assigned a parking supply ratio using **floor area** range from cultural, retail, and service uses to daycare, restaurants and bars. These general land uses were assigned the same parking supply ratio of **1 space per 400 square feet of floor area**:

- Education (Post High School)
- Financial Institution
- General Office
- General Retail
- General Services
- Personal Services

For uses that involve the assembly of people for events, entertainment, community, and recreation, the **number of seats** or the **number of occupants** was an important factor in establishing parking minimums. The parking supply ratio of 1 space per 4 seats was assigned to specific uses such as Cemetery, and to the general land use category of Place of Assembly. The parking supply ratio of 1 space per 4 occupants was assigned to the general land use category of Outdoor Commercial Recreation.

The **dwelling unit** was the common factor for establishing off-street parking for residential uses, from Single-Family to Multiple-Family Dwellings. Lodging uses were assigned the parking supply ratio of 1 space per **guest room**.

Off-street parking requirements also took into consideration unique aspects of specific land uses, such as: stacking lanes for drive-through facilities, car wash bays, and school bus drop-off/pick-up queues; the number of employees on the maximum shift; and display areas, storage areas, service vehicles, and service bays.

Comparisons of minimum off-street parking requirements were divided into these nine land use categories:

- Cultural
- Educational
- Office
- Indoor Recreation
- Lodging, Restaurants, and Bars
- Outdoor Recreation
- Residential
- Retail
- Service

RECOMMENDATIONS

The recommendations for new parking requirements seek to be as simple, consistent, and reasonable as possible. The following table represents a summation of the results of the comparative analysis. The uses are grouped by the nine land use categories identified above for the comparative analysis. Maximum shift refers to the number of employees on the maximum shift for a particular land use or general land use category.

Type of Land Use	Required Off-Street Parking Spaces
<i>Cultural Uses</i>	
Event Venue	1 per 400 square feet of floor area
Exposition & Fairgrounds	1 space for every 3 seats at the main arena
Library	1 per 500 square feet of floor area
Museum	1 per 500 square feet of floor area
Place of Assembly	1 per 4 seats
<i>Educational Uses</i>	
Daycare, Adult or Child	1 per 400 square feet of floor area
Education (Post High School)	1 per 400 square feet of floor area
Education (Preschool)	1 per 400 square feet of floor area
Education (Primary)	1.5 per maximum shift + drop-off/pickup or bus queue area
Education (Secondary)	1.5 per max shift + 1 per 10 students + drop-off/pickup or bus queue area
<i>Office Uses</i>	
General Office	1 per 400 square feet of floor area
Animal Hospital/Veterinary Clinic	1 per 400 square feet of floor area
<i>Lodging Uses</i>	
Bed and Breakfast Home	1 per guest room
Bed and Breakfast Inn	1 per guest room
Boarding or Lodging House	1 per guest room
Hotel/Motel	1 per guest room
<i>Restaurants & Nightclubs</i>	
Restaurant	1 per 250 square feet of floor area
Restaurant with Drive-Through	1 per 250 square feet of floor area + 2 stacking per drive-through
Tavern/Nightclub/Bar	1 per 250 square feet of floor area
<i>Recreational Uses</i>	
Indoor Commercial Recreation	1 per 250 square feet of floor area

Type of Land Use	Required Off-Street Parking Spaces
Golf courses and Clubhouses	3 spaces per green or 1 space per 100 square feet of clubhouse floor area
Outdoor Commercial Recreation	1 per 4 occupants + 1 per maximum shift
Public Recreation	5 spaces for each acre developed for active usage
Recreational Vehicle (RV) Park or Campground	1 per RV or camp site
<i>Residential Uses</i>	
Family Home (or Group Home)	0.5 per dwelling unit
Live/Work Unit (Mixed-Use Structure)	2 per dwelling unit
Manufactured or Mobile Home	2 per dwelling unit
Manufactured/Mobile Home Park	2 per dwelling unit
Multiple-Family Dwelling	2 per dwelling unit
Single-Family Dwelling	2 per dwelling unit
Townhouse/Condo	2 per dwelling unit
Two-Family Dwelling	2 per dwelling unit
Zero Lot-Line Dwelling	2 per dwelling unit
<i>Retail Uses</i>	
Agricultural Sales, Service, and Supply	1 per 400 square feet of floor area
Car Wash	1 per wash bay + 2 stacking per wash bay
Consumer Fireworks Sales	1 per 400 square feet of floor area
Convenience Store	1 per 400 square feet of floor area
Garden Center in conjunction with Nursery	1 per 400 square feet of floor area
Gas Station	1 per 4 pumps + 1 per 400 square feet of floor area retail + 2 stacking per wash bay
Greenhouse/Nursery, Commercial	1 per 400 square feet of floor area
Manufactured/Mobile Home Sales	1 per 400 square feet of floor area
Vehicle Paint and Body Shop	1 per 400 square feet of floor area + storage of vehicles for sale or rent
Vehicle Sales, Service, and Repair	1 per 400 square feet of floor area + display of vehicles for sale or rent

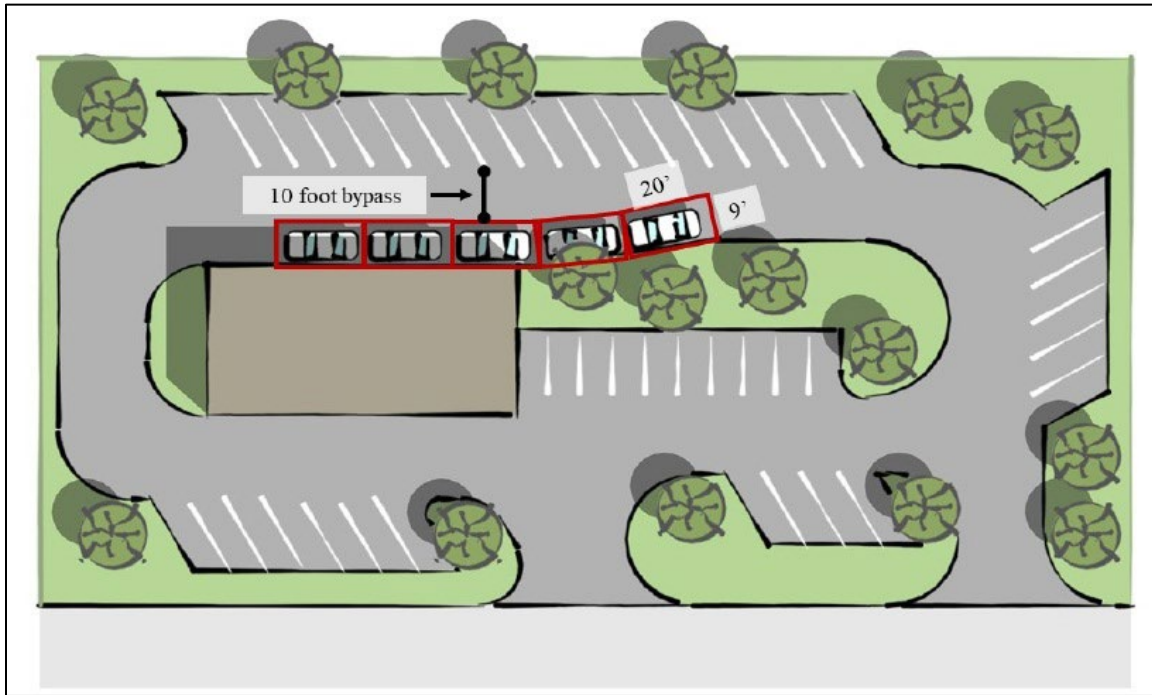
Type of Land Use	Required Off-Street Parking Spaces
General Retail	1 per 400 square feet of floor area
<i>Service Uses</i>	
Agriculture (as defined)	None
Cemetery	As determined by Zoning Administrator
Financial Institution	1 per 400 square feet of floor area + 2 stacking spaces per drive-through
General Services	1 per 400 square feet of floor area
Grain Elevator	1 per 5,000 square feet of floor area
Kennel and Riding Stable	1 per 400 square feet of floor area
Mini-Warehouse	1 per 5,000 square feet of floor area
Outdoor Storage	1 per 5,000 square feet of storage area
Personal Services	1 per 400 square feet of floor area

Drive-Through Regulations.

A. Drive-Through Services. Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance as provided in the table below. All drive-through services must provide a ten-foot (10') bypass for vehicles not in a drive-through queue. Stacking spaces shall be nine feet (9') wide by twenty feet (20') long (*see illustration below*).

B. Off-Street Stacking Requirements.

General Land Use/Type of Operation	Minimum Stacking Space, not including the vehicle at the window/station
Retail, Service, Financial, Office, ATM	2 vehicles per service window or kiosk
Car Wash, Gas Station with Car Wash	2 vehicles per wash bay
Restaurant with Drive-Through	2 vehicles behind the menu board



Stacking Requirements for Drive-Through Services (Source: City of Dyersville, IA accessed 2023)