

Notice of Public Hearing
City of Chesterfield
Board of Adjustment

IV. D.

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, August 7, 2008 at 7:00 p.m. in the City Council Chambers at the City of Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri, 63017

The Board will consider the following:

B.A. 08-2008 14140 Olive Boulevard (Hog Hollow Centre): A request for variance from Section 1003.165 of the City of Chesterfield Zoning Ordinance to permit a "C2" Shopping-district-zoned retail center to maintain 64 parking spaces in lieu of the required 72 parking spaces



All interested parties are invited to appear and be heard at the hearing.

Copies of the request are available for review at the City Government Center Monday through Friday, from 8:30 a.m. to 4:30 p.m. If you should need additional information about this project, please contact Annissa McCaskill-Clay, Lead Senior Planner telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us

City of Chesterfield

Annissa McCaskill-Clay, AICP
Lead Senior Planner



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

July 31, 2008

Board of Adjustment
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **B.A. 08-2008 14140 Olive Boulevard (Hog Hollow Centre)**: A request for variance from Section 1003.165 of the City of Chesterfield Zoning Ordinance to permit a "C2" Shopping-district-zoned retail center to maintain 64 parking spaces in lieu of the required 72 parking spaces. (16R320957)

Dear Board Members:

Christine and Edward Knoll, the owners of Hog Hollow Center, have submitted for your review and action a request to the Board of Adjustment for the above-mentioned variance. In review of the petitioner's request, the Department of Planning and Public Works submits the following report:

Background of site

1. Hog Hollow Centre is an .85 acre tract of land zoned "C-2" Shopping District. This site was zoned "C-2" by St. Louis County prior to the incorporation of the City of Chesterfield.
2. On June 19, 2008, the owners of the property submitted an Application for Municipal Zoning Approval for work associated with a new tenant to the Centre. .
3. Upon review of the proposed request, it was determined that the subject property did not contain sufficient parking to support the new use to the site in addition to the existing uses. The application was rejected on July 3, 2008.
4. According to information provided for the Centre's current and prospective tenants, the Centre falls short by 8 parking spaces. The Center currently

has 64 parking spaces and 72 spaces are needed to accommodate the prospective use.

5. Section 1003.165A of the City of Chesterfield Zoning Ordinance provides the parking criteria for permitted uses.

Petitioner's Request

The Petitioner has written an explanation of their request and provided copies of photographs exhibits to their application. Please see the attached.

Approval criteria

1. In order to grant a variance, there must be proof that the applicant did not bring the burden upon himself through some action, but instead had the burden imposed on him.
2. An individual cannot create a situation and then claim they need a variance. *Wolfner v. Board of Adjustment of City of Warson Woods*, 114 S.W.3d 298 (Mo.App.E.D., 2003).
3. The burden of proving the elements is on the applicant.
4. Missouri Revised Statue Chapter 89.090 requires that a Board of Adjustment may only grant variances when the applicant has established the necessary "practical difficulties or unnecessary hardship" and when "the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done."
5. Section 2-216 of the City of Chesterfield Municipal Code states the Board of Adjustment shall have the following powers:
"To permit a variation in the yard requirements of any zoning district or the building or setback lines from major highways as provided by law where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided that such variance will not seriously affect any adjoining property or the general welfare of the public;"

6. Section 2-216(5) of the City of Chesterfield Municipal Code states that,
- “In making its decision, the Board must be satisfied that the granting of such a variance will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship or difficulty which is unique to the petitioner in his use, so great as to warrant a variation from the sign regulations as established by the City of Chesterfield Zoning Code or Zoning Ordinance enacted by the City of Chesterfield and at the same time place conditions upon said variance, if necessary, so that the surrounding property will be properly protected.”

Action is requested on B.A. 08-2008 14140 Olive Boulevard.

Respectfully submitted



Annissa McCaskill-Clay, AICP
Lead Senior Planner

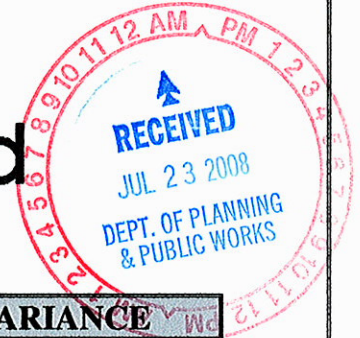
Exhibits:

1. City of Chesterfield Zoning Ordinance (not in packet)
2. Notice of Publication
3. Affidavit of Publication (not in packet)
4. Staff Report
5. Petitioner's Application
 - i. Application to Board of Adjustment
 - a. Photographs
 - ii. Rejected Application for Municipal Zoning Approval
6. Section 1003.165A of the City of Chesterfield Zoning Ordinance



City of Chesterfield

DEPARTMENT OF PLANNING



APPLICATION TO THE BOARD OF ADJUSTMENT FOR A VARIANCE

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. Its responsibility is to hear appeals from decisions of the City of Chesterfield Department of Planning and to consider requests for variances and exceptions. A variance is an approved departure from the provisions of the zoning requirements for a specific parcel, without changing the zoning ordinance underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. For questions about this application, please contact the "Planner of the Day" at 636-537-4733. For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check (✓) the type of variance for which you are applying:

07-23-08P12:37 RCVD

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, bulk yard) requirements of a zoning district.

Appeal of an Administrative determination

Note: A \$70 fee applies

Please note areas in gray will be completed by the Department of Planning.

STATE OF MISSOURI)

BOA NUMBER

8-2008

)

HEARING DATE

8-7-2008

CITY OF CHESTERFIELD)

Petition for Appeal from Zoning Regulations

I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's

Record: W. EDWARD & CHRISTINE M. KNOWL

Address: 11 LINDWORTH LN

City: St. Louis State: MO Zip: 63124

Tel.: 314-962-3263 Fax: _____

Petitioner, if other than owner(s): _____

Address: _____

City: _____ State: _____ Zip: _____

Tel.: _____ Fax: _____

Legal Interest: _____

(Provide date of contract and date of expiration of contract)

*Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

II. PROPERTY INFORMATION

Project Address: 14150⁴ OLIVE ST. RD.

Locator Number(s): 16R320957

(List additional locator numbers on separate sheet and attach to petition)

Acreage: _____ (To the nearest tenth of an acre)

Subdivision Name (If applicable): NANNIE T. STEVENS EST

Current Zoning District: C2

Legal Description of Property: LOT PTS 2 & 3

SURVEY 206-46-4 B'DY ADD HOG HOLLOW CENTRE

(Attach additional sheets as necessary)

III. NATURE OF REQUEST FOR VARIANCE

See attached.

Unique physical characteristics of the lot (e.g., size, slope, etc.): _____

(Attach additional sheets as necessary)

Description of the necessity of the proposed improvement: _____

(Attach additional sheets as necessary)

Ordinance Number and section to which a variance is sought: _____

(Attach additional sheets as necessary)

Basis for appeal of the above action: _____

(Attach additional sheets as necessary)

Do deed restrictions or subdivision trust indentures for the property prohibit the use or construction which is requested by this petition? Check (✓) one [] Yes [] No

Specify the action to which the appeal is sought: _____

(Attach additional sheets as necessary)

Description of the effect or impact on neighboring properties: _____

(Attach additional sheets as necessary)

Statement of any other hardship or information for this appeal: _____

(Attach additional sheets as necessary)

Please complete the sections below as applicable:

No

A. Setbacks/Height:

The Petitioner(s) request the following setback(s):

Front yard: _____
Side yard: _____
Rear yard: _____
Height: _____

The City of Chesterfield Zoning Ordinance Regulations require the following setback(s) for this site:

Front yard: _____
Side yard: _____
Rear yard: _____
Height: _____

The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board.

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site development plan showing:
 - The dimensions and location (including distance from property lines) of all existing and proposed buildings and structures.
 - Letters from abutting property owners stating their position.
2. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)
3. A copy of the City of Chesterfield rejection or denial.

B. Signage:

Number and size of allowable attached business signs by ordinance: _____

Number and size of allowable freestanding business signs by ordinance: _____

The petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: _____

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site plan showing:
 - The subject property with adjoining streets, existing buildings, major parking lot, and distance to property lines.
 - The location of proposed signs.
 - If attached wall signs, the cross section of wall on which sign is to be placed with dimensions and total square feet (or portion of total wall that will contain petitioner's business)

2. A detail sign plan indicating:
 - Dimension of signs with detail sign lettering layout.
 - Total square feet of signs. If attached, what percent of wall.
 - Light detail, if any.

3. Letters from abutting property owners stating their position.

4. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)

5. A copy of the City of Chesterfield rejection or denial.

III. COMPLIANCE

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes [] No. If no, please explain: _____

Is property in compliance with all Zoning, Subdivision, and Code requirements?

Yes [] No. If no, please explain: _____

[THIS SPACE INTENTIONALLY LEFT BLANK]

NOTICE OF FINES OR LIENS

Project Name: Hog Haven Centre Ward: 1
STATE OF MISSOURI, CITY OF CHESTERFIELD

[I] [we], Alan J. Agathen (a duly licensed attorney or title insurance company
(print, type or stamp name of attorney or title company))

in the State of Missouri), do hereby certify to the Council of the City of Chesterfield that [I] [we] have examined the title to the herein described property; that [I] [we] find the title to the property is vested to W. Edgar and Christine M. Hall; that there are no fines and/or liens of record on the property (name of owner(s))

by or owed to the City of Chesterfield [or] that the following fines and/or liens are owed to the City of Chesterfield:

1. N/A
2. _____
3. _____
4. _____

[Signature]
(Attorney at Law licensed in Missouri)
Missouri Bar # 28273

7/23/08
Date

-OR-

(Officer of title insurance company)
Print, type or stamp name and title

Date

[THIS SPACE INTENTIONALLY LEFT BLANK]

XI. STATEMENT OF CONSENT

Consent is required from the property owner(s) and contract purchaser, if applicable, to their agent if the property owner(s) or contract purchaser do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

STATEMENT OF CONSENT

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER/CONTRACT PURCHASER INFORMATION:

I am the [] owner [] contract purchaser. (check (✓) one)

(Name- type, stamp or print clearly) (Signature)

(Name of Firm) (Address, City, State, Zip)

Note: Attach additional sheets as necessary.

NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this _____ day of _____, 20 _____ .

Signed _____ Print Name: _____
Notary Public

Seal/Stamp:

My Commission Expires: _____

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

XII. AFFIDAVIT OF COMPLETENESS AND ACCURACY

INSTRUCTIONS: To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

Project Name: Hog Hollow Centre **Submittal Date:** 7-23-08

STATEMENT OF COMPLETENESS AND ACCURACY

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Chesterfield relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the City of Chesterfield, Missouri and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Chesterfield to process this application. I further represent and warrant that I have not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Chesterfield with respect to this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Check (✓) one: I am the property owner. I am the contract purchaser.
 I am the duly appointed agent of the petitioner.

CHRISTINE KNOLL
(Name- type, stamp or print clearly)

[Signature]
(Signature)

(Name of Firm)

11 Lindworth Ln Sn L. 63124
(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

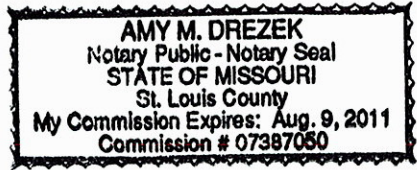
NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this 23rd day of July, 2008.

Signed [Signature] Notary Public Print Name: Amy Drezek

My Commission Expires: Aug 9, 2011

Seal/Stamp:



690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

STAFF / BOA USE ONLY

Intake Date: _____

This petition is granted / denied (circle one) on the _____ day of _____ 20 _____

Signed: _____

Chairman

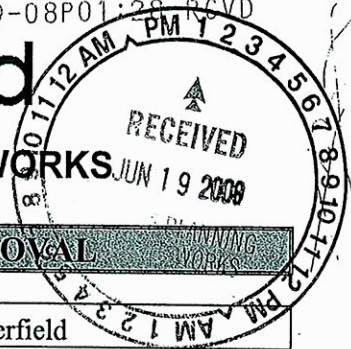
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16R 320 957



City of Chesterfield

06-19-08P01:28 PCVD



DEPARTMENT OF PLANNING AND PUBLIC WORKS

APPLICATION FOR MUNICIPAL ZONING APPROVAL

TO:	Department of Public Works Division of Code Enforcement St. Louis County Government 41 South Central Clayton, Missouri 63105	FROM:	City of Chesterfield
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The City of Chesterfield contracts with the St. Louis County Department of Public Works to provide permitting and inspection services. Review of plans, collection of fees, and issuance of permits are handled by the County. However, before obtaining any permit, or beginning any construction project, a zoning approval must be obtained from the City of Chesterfield.

Zoning approval signifies that the property can be used as requested and that the location of a proposed structure is within the legal limits of the property lines as delineated by regulations contained within the City of Chesterfield Zoning Ordinance. Please be advised that some sites have regulations that are more restrictive as part of conditions of the ordinance governing a particular Planned Commercial District, Planned Industrial District, Estate District, Mixed Use Development District, Conditional Use Permit, Commercial-Industrial Designed Development Procedure, Planned Environmental Development Procedure, or Landmark Preservation Area.

Petitioners are strongly urged to visit the County web site at <http://www.stlouisco.com/pubworks/> or contact the St. Louis County Department of Public Works at (314) 615-7155 for submittal requirements, permitting information and a detailed list of work that does not require a building permit and/or zoning approval

For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

I. APPLICANT INSTRUCTIONS

1. Obtain City of Chesterfield approval;
2. Obtain *Fire District approval; An additional separate permit is required from the fire district.
3. Obtain St. Louis County approval.

***NOTE:** It is the responsibility of the applicant to determine which Fire District covers the project property.

- Monarch Fire Protection District: Tel. 314-514-0900, ext. 309
- Metro West Fire Protection District: Tel. 636-458-2100

II. PROJECT INFORMATION

Property Owner:	Edward W & Christine M Knoll				
Project Address:	14148 Olive Blvd				
City:	Chesterfield	State:	MO	Zip:	63017
Tenant Name (if different than above):	d/b/a BRIO Holistic Center & Therapeutic Massage				
Owner/Tenant Authorization to Applicant:	Dennis [Signature]				
	(Signature of owner/tenant or duly authorized agent required)				



Applicant Name: _____
 Applicant Address: 14148 OLIVA BLVD
 Phone Number: _____ Attn: _____
 E-Mail Address: _____ Fax: _____
 Name of Subdivision: _____

I hereby certify that I have advised the subdivision trustees of the proposed work:

 (Signature of owner/applicant required)

*In addition: For Residential Tear Downs or Additions that fall under the requirements of Section 1003.126 the following must be signed:

I hereby certify that I have advised adjacent neighbors of the proposed work:

Dennis Henry
 (Signature of owner/applicant required)

Description of Work: ~~The~~ The majority of the space currently has a very open floor plan. We propose to build three rooms within the space; one 12x16 and two 9x11 rooms. The bathroom needs updated fixtures also.

Advisory: Applications for Municipal Zoning Approval which are rejected may be resubmitted once changes have been made. Please note that relief from some requirements, in the form of a variance, may be requested via application to the Board of Adjustment. For information about the Board of Adjustment, please contact the Department of Planning and Public Works at 636-537-4746.

NOTE: PAGES 1, 2, & 3 MUST BE RETURNED FOR APPROVAL

Applicant Name:	Definition Therapy & Rehabilitation, LLC		
Applicant Address:	283 SW Vivarone Ave St Charles, MO 63303		
Phone Number:	314 302 7252	Attn:	Denise

I hereby certify that I have advised the subdivision trustees of the proposed work:

Denise Lamy (Hog Hollow Center) WI
 (Signature of owner/applicant required)

Description of Work: massage therapy, permanent make-up, spa body treatments

Advisory: Applications for Municipal Zoning Approval which are rejected may be resubmitted once changes have been made. Please note that relief from some requirements, in the form of a variance, may be requested via application to the Board of Adjustment. For information about the Board of Adjustment, please contact the Department of Planning and Public Works at 636-537-4746.

(FOR CITY OF CHESTERFIELD AND ST. LOUIS COUNTY STAFF USE ONLY)

Municipal Zoning Classification: C2

Is this project located within a Flood Plain: (Check one) Yes No

Status 1: APPROVED **REJECTED** (circle one) **REJECT**
Date: 7-3-08
Initial: M.F.

Approved/Rejected by: M. Fanger Date: 7-3-08

Print Name and Title: MAURY FANGER - PLANNING TECH

Comments: DOESN'T MEET PARKING REQ. PER 1003.165 A

Status 2: APPROVED **REJECTED** (circle one)

Approved/Rejected by: _____ Date: _____

Print Name and Title: _____

6-30-08 - SPOKE WITH DENISE + INFORMED HER PARKING VERIFICATION REQUIRED.

7-3-08 - SPOKE W/ DENISE + CHRISTINE TO INFORM AP DENIED DUE TO PARKING REQ.

CATIO

Notes: _____

Hog Hollow Centre



Dear Board of Adjustment members:

We ask that you consider our request for an adjustment to the Chesterfield parking restrictions in place for Hog Hollow Centre on Olive Street Road.

This small strip center containing the Art Gallery of Hog Hollow and Miller's Crossing Restaurant was constructed in 1999 and, to our knowledge, has been in compliance with all Chesterfield zoning requirements.

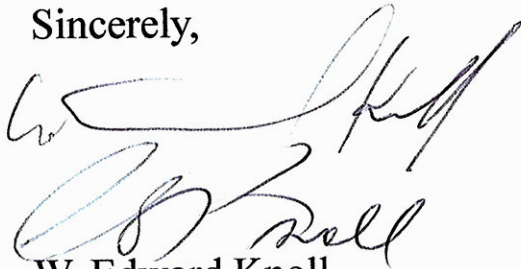
About 1-1/2 years ago Port Saint Louis, a wine and tea shop, moved from the center. Recently a new tenant has applied for a permit to occupy the former wine store. Brio is a therapeutic massage and holistic healing center working by appointment. A majority of their patients are referred by health care providers. Their facility can handle a maximum of 4 patrons simultaneously. Their square footage is 1609 and they will have a maximum of 4 employees. Miller's Crossing contains 3390 square feet, 80 seats indoors plus 30 seats on the patio in season. They have a maximum of 10 employees. The Art Gallery of Hog Hollow has 3584 square feet and 5 employees maximum. There are now and have always been 64 parking spaces including two handicapped.

We ask that you consider our application for a variance justified for the following reasons: the retail parking requirements of 5.5 space

per 1000 square feet are structured for high traffic stores like Wal-Mart and Target and are an undue burden on a custom frame shop and art gallery that usually has 2 to 3 customers at any one time. The employees of the gallery are principally part timers, 5 of the 7 total, and leave by 3 pm. The restaurant cannot serve all the seats inside and outside simultaneously. If 30 are outside, then 30 seats inside are unoccupied. The hours of operation of these three businesses do not overlap in any appreciable manner. Only at lunchtime are all three open at once. The Art Gallery closes at 5:30 pm and vacates all parking spaces allotted it. In the 8 years we have operated with a restaurant and two other tenants we have never had the problem of running out of parking places. Enclosed are photos with time and dates to illustrate.

We thank you for your kind consideration of our request.

Sincerely,

A handwritten signature in cursive script, appearing to read 'W. Edward Knoll', written in black ink.

W. Edward Knoll

Christine Knoll

Hog Hollow Centre



07/19/2008 12:45



07/22/2008 17:32



07/19/2008 17:58



07/19/2008 12:46





07/22/2008 12:23



07/22/2008 12:22



07/22/2008 17:27

Minimum Accessible Parking Spaces

Total Spaces Required on Lot	Required Number of Accessible Spaces
1 to 10	0
11 to 50	1
51 to 100	2
101 to 500	3
500 or more	Two (2) spaces for each accessible entrance, but not less than three (3) spaces total.

- (15) The off-street parking requirements for the self-care unit aspect of nursing homes may be reduced to seventy-five-hundredths (0.75) space per dwelling unit, when approved by the Department of Planning. Such a reduction may be approved upon verification to the Department of Transportation Services provided to the residents.

1003.165A. Off-street parking and loading requirements--Commercial.

Retail sales, business, personal and professional services, and office and research service facilities shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirement	Minimum Loading Requirement (Section 1003.165H)
Auto parts stores, except auto parts departments of department or similar stores	3 1/3 spaces for every 1,000 sq. ft. gross	See Table B
Auto sales	3 1/3 spaces for every 1000 sq. ft. gross floor area of sales and showroom area, 3 spaces for every service bay in repair garage areas, and one space for every vehicle customarily used in the operation of this use or stored on the premises. This shall not include space provided for vehicles for sale or lease.	See Table A

Banking facilities	4 1/2 spaces for every 1000 sq. ft. gross floor area (excluding areas under canopy)	None
Barber and beauty shops	3 spaces for every chair	None
Beverage shops	6 1/2 spaces for every 1000 sq. ft. gross floor area	See Table B
Bookstores and cardshops	4 1/2 spaces for every 1000 sq. ft. gross floor area	See Table B
Car wash, except self-service	Reservoir (line-up) parking equal to 5 times the capacity of the car wash	None
Car wash, self-service	Line-up area for each wash stall of sufficient size to accommodate 4 cars	None
Child care centers, day nurseries	2 spaces plus 1 space for every employee on the maximum shift; a paved unobstructed pick-up space with adequate stacking area (as determined by the Department of Planning) shall be provided in addition to standard driveway and parking requirements	None
	or	

	1 space for every 6 children; a safe pedestrian walkway system as approved by the Department of Planning shall be provided through parking areas to the building entrance, with a safety zone a minimum of 15 feet in width between parking spaces in front of the building entrance, shall be provided in addition to standard driveway and parking requirements	
Cigar and newspaper stands	3 1/3 spaces for every 1,000 sq. ft. gross floor area	See Table B
Clubs and lodges	1 space for every 4 seats or 1 space for every 3 members	See Table B
Commercial service facilities and retail sales uses (except as herein noted)	5 1/2 spaces for every 1,000 sq. ft. gross floor area	See Table B
Commercial vegetable and flower gardening, plant nurseries and greenhouses	2 spaces for every 3 employees on the maximum shift, 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus 5 spaces for every 1,000 sq. ft. gross floor area of salesroom	None
Equipment sales, service, rental, and repair	3 1/3 spaces for every 1,000 sq. ft. gross floor area	See Table A
Filling station (service station)	1 space for every employee on the maximum shift	None
Fishing tackle and bait shop	5 spaces for every 1,000 sq. ft. gross floor area	None
Food markets, 5000 sq. ft. gross floor area and over, and department stores	6 1/2 spaces for every 1,000 sq. ft. gross floor area	See Table A

Food markets under 5000 sq. ft. gross floor area (convenience store)	3 1/3 spaces for every 1,000 sq. ft. gross floor area	See Table B
Furniture store, retail	3 spaces for every 1,000 sq. ft. gross floor area	See Table A
Home improvement centers	4 1/2 spaces for every 1,000 sq. ft. gross floor area	See Table B
Hotels, motels	1 space for every sleeping unit, 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	See Table B
Junkyards, wrecking yards and salvage yards, kennels, landfills	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Laundry and dry cleaning pick-up	5 spaces for every 1,000 sq. ft. gross floor area	See Table A
Mail order sales	1 space for every employee, plus one space for every vehicle customarily used in operation of the use or stored on the premises	See Table A
Medical and dental offices and clinics	4 1/2 spaces for every 1,000 sq. ft. gross floor area, or 4 spaces for every doctor and 1 space for every additional employee, whichever is greater	Table B
Mortuaries	1 space for every 5 seats, 10 space minimum	None
Offices and office buildings (except as noted herein)	3 1/3 spaces for every 1,000 sq. ft. gross floor area	See Table B