



# City of Ferndale Parking Manual

## Minimum Off-Street Parking Recommendations

**Legend.** EV-C: Capable | EV-R: Ready | EV-I: Installed

Land Use	Vehicle Spaces	EV-C	EV-R	EV-I	Bicycle
<b>Dwelling Units</b>					
Accessory Dwelling Unit (ADU)	–	–	–	–	–
Corridor / Neighborhood Rowhouse	1 per dwelling unit	–	100%	–	0.5 per dwelling unit
Single-Unit Detached		–	100%	–	
Duplex (Stacked or Side-By-Side)		–	100%	–	
Triplex		75%	100%	–	
Fourplex		–	100%	–	
Live-Work		75%	25%	10%	
Manufactured Housing		100%	66%	–	
Multiple-Unit Dwelling (5+ units)		66%	25%	10%	
Residential Loft / Terrace (> 4 units)		66%	33%	10%	
Upper-Level Residential		75%	50%	–	
<b>Group Homes</b>					
Adult Foster Care, Family Home (1-6 persons)	1 per employee, plus 1 per 10 beds, and an adequate drop-off/pick-up space	75%	25%	–	–
Adult Foster Care, Small Group Home (7-12 persons)		66%	25%	10%	
Adult Foster Care, Large Group Home (13-20 persons)		50%	25%	15%	
Child Care Family Home, (1-6 children)	1 per employee, and an adequate drop-off/pick-up space	75%	25%	–	–
Child Care, Group Home, (7-12 children)		66%	25%	–	
Foster Care, Family Home (1-6 children)		75%	25%	–	
Foster Care, Group Home (7+ children)		66%	25%	10%	
Transitional Housing / Shelter		25%	15%	10%	
Senior Living Facility (Assisted / Independent)	1 per employee, plus 1 per 20 beds, and an adequate drop-off/pick-up space	66%	25%	10%	–
<b>Public / Quasi Public Uses</b>					
Cemetery	–	–	–	–	–
Essential Service	–	–	–	–	–
Government / Municipal Facility / Library	1 per 300 UFA	15%	10%	10%	1 per 3,000 UFA
Institution of Higher Education and Trade / Vocational School	5 per classroom	25%	15%	10%	5 per classroom
K – 12 School	3 per classroom	25%	15%	10%	3 per classroom
Parking Lot or Structure	–	–	15%	10%	1 per 10 parking spaces



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Recreation, Indoor	1 per 5 people in the capacity authorized by the Fire Code	15%	10%	10%	4
Recreation, Outdoor	1 per 1,000 UFA	15%	10%	10%	4
Religious Institution	1 per 5 people in the capacity authorized by the Fire Code	15%	10%	10%	4
Museum / Cultural Center	1 per 200 UFA	15%	10%	10%	1 per 2,000 UFA
Wireless Communication Facility	–	–	–	–	–
<b>Commercial Uses</b>					
Adult Business	1 per 300 UFA, plus 1 per employee	–	10%	10%	1 per 5,000 UFA, a minimum of 4
Artisan / Maker Space	1 space per workstation	15%	10%	10%	
Bar	1 per 2 seats, plus 1 per employee	15%	10%	10%	
Body Art / Tattoo Shop	1 per tattoo station	15%	10%	10%	
Brewery / Distillery / Winery	1 per 2 seats, plus 1 per employee	15%	10%	10%	
Child Care Center	1 per employee, and an adequate drop-off/pick-up space	15%	10%	10%	
Community Incubator Kitchen	1 per 3 people in the capacity authorized by the Fire Code	15%	10%	10%	
Drive-Thru Facility	1 per employee; plus 1 per 3 people in the capacity authorized by the Fire Code	15%	10%	10%	
Event Venue (small or large)	1 per 3 people in the capacity authorized by the Fire Code	15%	10%	10%	
Experiential Retail	1 per 300 UFA, plus 1 per employee	15%	10%	10%	
Financial Institution	1 per 500 UFA	15%	10%	10%	
Non-Profit Social Club	1 per 2 seats, plus 1 per employee	15%	10%	10%	
Funeral Home / Mortuary	1 per 100 UFA, plus 1 per employee	–	–	–	
Gas Station	1 per 150 UFA, plus 1 per employee (fuel pump spaces count towards the minimum spaces required)	25%	15%	10%	
Grocery Store	1 per 600 UFA, plus 1 per employee	–	10%	10%	
Health or Fitness Club / Gym	1 per 400 UFA, plus 1 per employee	15%	10%	10%	
Hotel / Motel (includes Boutique Hotel)	1 per occupancy unit, plus 1 per employee	25%	50%	25%	
Inn / Bed and Breakfast	1 per occupancy unit, plus 1 per employee	25%	25%	25%	
Landscape Nursery / Greenhouse	1 per 800 UFA, plus 1 per employee	–	10%	10%	
Laundry / Dry Cleaner	1 per 1,000 UFA, plus 1 per employee	–	10%	10%	
Marihuana Provisioning Center	1 per 300 UFA, plus 1 per employee	15%	10%	10%	
Marihuana Recreational Facility	1 per 300 UFA, plus 1 per employee	15%	10%	10%	
Medical or Dental Clinic / Holistic Treatment Center	1 per 400 UFA, plus 1 per employee	15%	10%	10%	
Mobile Vendor	–	–	–	–	
Night Club	1 per 3 people in the capacity authorized by the Fire Code	15%	10%	10%	
Office	1 per 400 UFA, plus 1 per employee	25%	15%	10%	
Outdoor Dining	–	–	–	–	



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Pharmacy	1 per 300 UFA, plus 1 per employee	–	10%	10%	1 per 5,000 UFA, a minimum of 4
Pawnshop	1 per 300 UFA, plus 1 per employee	–	10%	10%	
Personal Service Establishment	1 per 300 UFA, plus 1 per employee	15%	10%	10%	
Pet Grooming / Boarding Facility	1 per employee	–	10%	10%	
Restaurant, Full Service	1 per 4 seats, plus 1 per employee	15%	10%	10%	
Restaurant, Café / Take-Away	1 per 100 UFA, plus 1 per employee	15%	10%	10%	
Retail Sale Establishment	1 per 300 UFA, plus 1 per employee	–	10%	10%	
Smoking Lounge (Hookah or Cigar)	1 per 2 seats, plus 1 per employee	15%	10%	10%	
Studio (Dance, Art, Photography)	1 per 3 people in the capacity authorized by the Fire Code	15%	10%	10%	
Theater / Entertainment Venue	1 per 3 people in the capacity authorized by the Fire Code	15%	10%	10%	
Vehicle Repair Shop	2 per auto mechanical service stall, plus 1 per employee	–	10%	10%	
Vehicle Sales and/or Rental	1 per 500 UFA in the sales or rental room, plus 1 per employee	–	10%	10%	
Vehicle Wash Facility	1 per employee	–	10%	10%	
Veterinary Clinic	1 per employee	–	10%	10%	

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<b>Industrial Uses</b>					
Contractor Yard / Office	1 per employee	25%	15%	10%	0.25 per employee
Distribution Center		30%	20%	15%	
Manufacturing – Light Intensity		25%	15%	10%	
Manufacturing – Heavy Intensity		25%	15%	10%	
Research and Development		25%	15%	10%	
Indoor Self-Storage Facility		–	10%	10%	
Warehouse		–	10%	10%	
Wholesale Facility		25%	15%	10%	