Planning & Development Department
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Automobile Sales Businesses:

Parking lot configuration standards for existing buildings

If you are considering starting an automobile sales business in an existing building, we recommend that you schedule a feasibility study through our Open for Business office. This will allow us to discuss any building, fire, and zoning standards that the business would be required to meet before you purchase or lease the space.

Before receiving a business license for an automobile sales use, the City must review a parking plan to ensure that the standards for the use are met. This is a summary of the standards; see the use-specific standards for automobile sales uses in Zoning Ordinance section 4.3, and the parking standards in section 8.8 for complete information.

A. If the business location was previously used for automobile sales and has not been vacant for more than six months, you can use the site plan from the previous business if one is on file. You must review it and initial that you understand it and agree to abide by it.

B. If the above does not apply, use the following guidelines to prepare a parking plan.

1. **Customer parking spaces**: Show 1 space per every 300 square feet of enclosed floor area + 1 space per every 5,000 square feet of outdoor display area (inventory car parking). These must be marked on the site plan for customer parking and be at least 9 feet by 19 feet.

2. **Inventory car parking spaces** must be at least 8 feet by 18 feet wide.

    a. Tandem parking (bumper to bumper) is allowed behind the building as long as fire access and traffic access through the site can be maintained.

3. **Parking lot flow:**

    a. Cars cannot be parked in front of curb cuts. Curb cuts must be removed if they are not planned to be used.

    b. Drive aisles must be 22 feet wide.

4. **Parking lot surfacing:**

    a. Gravel lots are allowed to continue for existing lots only. Gravel lots are not permitted for new lots or lots which have been vacant for 6 months or more. Where gravel lots are allowed to continue, wheel stops are required for customer parking spaces.

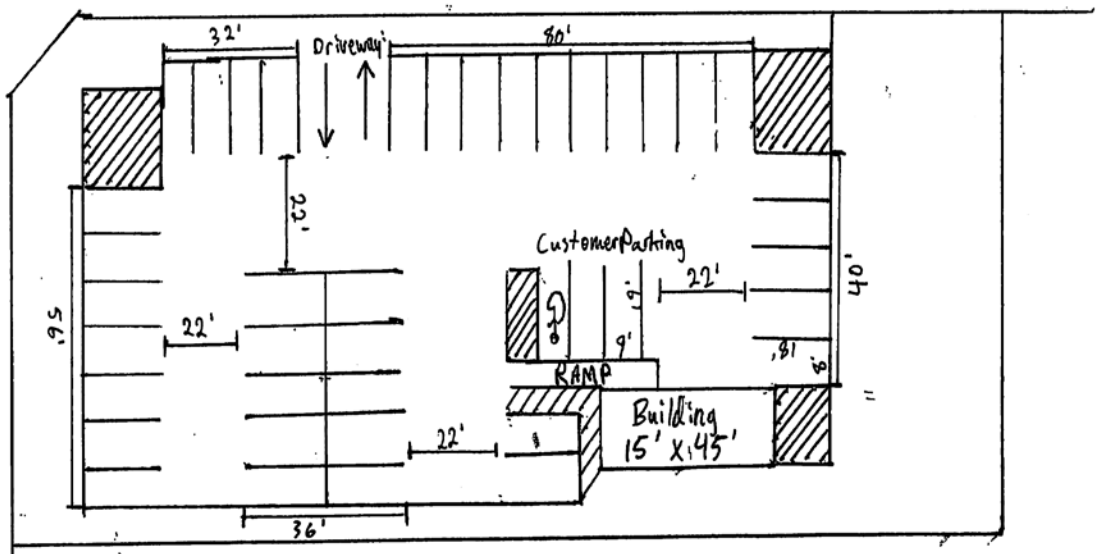
    b. Paved parking lots must be maintained and repaired including new striping if needed.

5. **Vehicle display pads:** Show any proposed vehicle display pads. You may have one for every 100 feet of street frontage. It may be elevated up to two feet above adjacent displays or grade level. Racks that tilt to show the underside of automobiles are not allowed.

Sample Parking Plan

STREET NAME

STREET NAME



- Customer Parking = 3 spots (9' X 19')
- Inventory Parking = 38 spots (8' X 18')
- All drive aisles are 22' wide