

Town of Winchester Zoning Ordinance Compliance Guidelines

Parking Standards

The Winchester Town Board, Plan Commission, and zoning administrator will utilize these guidelines in determining whether to approve, approve with conditions, or deny any application under Chapter 17: Zoning of the Town Code including, but not necessarily limited to rezones, conditional use permits, and site plan permits. As such, the Town of Winchester Plan Commission recommends that all applicants for permits or approval under Chapter 17 consider these guidelines as they prepare their applications.

Parking Standards.		
	Land Use	Minimum Vehicle Spaces
1	Agriculture	
1.01	Agriculture-related use	1 space for each employee on the largest work shift
1.02	Agriculture, crop	1 space for each employee on the largest work shift
1.03	Agriculture, general	1 space for each employee on the largest work shift
1.04	Greenhouse	1 space for each employee on the largest work shift
2	Resource-Based Uses	
2.01	Dam	1 space for each employee on the largest work shift
2.02	Forestry	On-site parking not required
2.03	Hunting preserve	Determined on a case-by-case basis
2.04	Sewage sludge disposal	On-site parking not required
2.05	Wildlife park	1 space for each employee on the largest work shift
3	Residential	
3.01	Mixed-use housing	2 spaces for each dwelling unit
3.02	Mobile home park	2 spaces for each designated mobile home/manufactured home space; plus 1 space for visitor parking for each 8 dwelling units
3.03	Multifamily building, 2 units	2 spaces for each dwelling unit
3.04	Multifamily building, 3–4 units	2 spaces for each dwelling unit
3.04	Multifamily building, 5–8 units	2 spaces for each dwelling unit; plus 1 space for visitor parking if the building fronts a street with no on-street parking
3.04	Multifamily building, 9 or more units	2 spaces for each dwelling unit; plus 1 space for visitor parking for each 6 dwelling units if the building fronts a street with no on-street parking
3.05	Single-family residential	2 spaces
3.06	Townhouse, 3–4 units	2 spaces for each dwelling unit
3.06	Townhouse, 5–8 units	2 spaces for each dwelling unit; plus 1 space for visitor parking if the building fronts a street with no on-street parking
3.06	Townhouse, 9 or more units	2 spaces for each dwelling unit; plus 1 space for visitor parking for each 6 dwelling units if the building fronts a street with no on-street parking
3.07	Twin home	2 spaces for each dwelling unit
4	Special Care Facilities	
4.01	Adult family home	1 space for each 2 adults the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift
4.02	Community living arrangement, 8 or fewer residents	3 spaces for each building
4.02	Community living arrangement, 9–15 residents	4 spaces for each building
4.02	Community living arrangement, 16 or more residents	5 spaces for each building
4.03	Foster home and treatment foster home	1 space for each employee on the largest work shift

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4.04	Group day care center	1 space for each 2 children the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift
4.05	Hospice care center	1 space for each 2 residents at capacity; plus 1 space for each employee on the largest work shift
4.06	Nursing home	1 space for each 3 beds; plus 1 space for each employee on the largest work shift
4.07	Retirement home	1 space for each unit; plus 1 space for each employee on the largest work shift
4.08	Temporary shelter	1 space for each 500 square feet of gross floor area devoted to patron services; plus 1 space for each employee on the largest work shift
5	Group Accommodations	
5.01	Boardinghouse	1 space for each 400 square feet in each sleeping room
5.02	Campground	1 space at each camping space; plus 1 space at the office, if one is provided, for each 15 camping spaces
5.03	Group recreation camp	1 space at each camping space; plus 1 space at the office, if one is provided, for each 15 camping spaces
5.04	Migrant labor camp	Determined on a case-by-case basis
5.05	Overnight lodging	1.5 space for each guest room; plus 1 space for each employee on the largest work shift
5.06	Resort	1 space for each guest room; plus 1 space for each employee on the largest work shift
6	Food and Beverage Sales	
6.01	Brewpub	1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift
6.02	Restaurant	1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift
6.03	Tavern	1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift
7	Vehicle Rental, Sales, and Service	
7.01	Heavy vehicle sales and rental	1 space for each 300 square feet of gross floor area
7.02	Truck stop	1 space for each 300 square feet of gross floor area
7.03	Vehicle fuel station	1 space for each 300 square feet of gross floor area
7.04	Vehicle repair shop	1 space for each service bay; plus 1 for each employee on the largest work shift
7.05	Vehicle sales and rental	1 space for each 300 square feet of gross floor area
7.06	Vehicle service shop	1 space for each service bay; plus 1 for each employee on the largest work shift
7.07	Vehicle storage yard	1 space for each employee on the largest work shift
8	General Sales	
8.01	Convenience retail sales	1 space for each 300 square feet of gross floor area
8.02	General retail sales	1 space for each 300 square feet of gross floor area
8.03	General retail sales, large format	1 space for each 300 square feet of gross floor area
8.04	Outdoor sales	1 space for each 5,000 square feet of outdoor display area; plus 1 space for each employee on the largest work shift
9	General Services	
9.01	Administrative services	1 space for each 300 square feet of gross floor area
9.02	Adult-oriented establishment	1 space for each 300 square feet of gross floor area
9.03	Body-piercing establishment	1 space for each 300 square feet of gross floor area
9.04	Commercial kennel	1 space for each 300 square feet of gross floor area
9.05	Commercial stable	1 space for each 4 stable stalls

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9.06	Equipment rental, large	1 space for each 8,000 square feet of outdoor display area; plus 1 space for each employee on the largest work shift
9.07	Equipment rental, small	1 space for each 600 square feet of gross floor area
9.08	Financial services	1 space for each 300 square feet of gross floor area
9.09	Funeral home	1 space for each 3 patron seats at the maximum capacity; plus 1 space for each employee on the largest work shift
9.10	General repair	1 space for each 450 square feet of gross floor area
9.11	General services	1 space for each 300 square feet of gross floor area
9.12	Health care clinic	1 space for each examination room or equivalent; plus 1 space for each 300 square feet of gross floor area not devoted to examinations
9.13	Health care center	1 space for each 1.5 patient beds; plus 1 space for each employee on the largest work shift; plus 1 space for each doctor on the largest work shift
9.14	Instructional services	1 space for each student during the largest period of attendance; plus 1 space for each employee on the largest work shift
9.15	Landscape business	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
9.16	Professional services	1 space for each 300 square feet of gross floor area
9.17	Tattoo establishment	1 space for each 300 square feet of gross floor area
9.18	Veterinary clinic, general	1 space for each 300 square feet of gross floor area
9.19	Veterinary clinic, small animal	1 space for each 300 square feet of gross floor area
10	Recreation and Entertainment	
10.01	Driving range	1 space for each driving station
10.02	Golf course	36 spaces for each 9 holes of golf; plus 1 space for each employee on the largest work shift. If a tavern or restaurant is also part of the golf course facility, the parking requirements of such use shall be 50 percent of the requirement
10.03	Indoor entertainment	1 space for each 3 patron seats; plus 1 for each employee on the largest work shift
10.04	Indoor recreation	1 space for each 3 patron seats; plus 1 for each employee on the largest work shift
10.05	Outdoor entertainment	1 space for each 3 patron seats at maximum capacity; plus 1 for each employee on the largest work shift
10.06	Outdoor recreation	1 space for each 3 patrons at design capacity; plus 1 for each employee on the largest work shift
10.07	Outdoor shooting range	Determined on a case-by-case basis
11	Government and Community Services	
11.01	Administrative government center	1 space for each 300 square feet of gross floor area
11.02	Animal shelter	1 space for each 600 square feet of gross floor area; plus 1 space for each employee on the largest work shift
11.03	Cemetery	1 space for each 250 square feet of gross floor area or 1 space for each 4 seats at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.04	Civic use facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.05	Community center	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.06	Community cultural facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work

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		shift
11.07	Community garden	1 space for each 10,000 square feet of land available for production
11.08	Correctional facility	1 space for each 10 residents for visitation; plus 1 space for each employee on the largest work shift
11.09	Educational facility, pre-K through 12	0.5 spaces for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift
11.10	Educational facility, post-secondary	0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift
11.11	Maintenance garage	1 space for each employee on the largest work shift
11.12	Park	1 space for each 3 patrons at the peak use period
11.13	Public safety facility	1 space for each 500 gross square feet of office area; 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises
11.14	Recreation trail	On-site parking not required
11.15	Unspecified public use	Determined on a case-by-case basis
11.16	Worship facility	1 space for each 4 patrons at maximum capacity; plus 1 space for each employee on the largest work shift
12	Telecommunications and Utilities	
12.01	Solar energy system	1 space for each employee on the largest work shift
12.02	Stormwater management facility	On-site parking not required
12.03	Telecommunication facility, concealed	1 space
12.04	Telecommunication facility, unconcealed	1 space
12.05	Utility installation, major	1 space for each on-site employee on the largest work shift
12.06	Utility installation, minor	1 space, although the zoning administrator may grant a waiver
12.07	Utility maintenance yard	1 space for each employee on the largest work shift
13	Transportation	
13.01	Airport	Determined on a case-by-case basis
13.02	Bus storage facility	1 space for each employee on the largest work shift
13.03	Marina	1 space for each 2 boat slips
13.04	Mass transit terminal	1 space for each 100 square feet of gross floor area devoted to a passenger waiting area; plus 1 space for each 300 square feet of gross floor area devoted to offices
13.05	Off-site parking lot	On-site parking not required
13.06	Parking structure	On-site parking not required
13.07	Park-and-ride lot	On-site parking not required
13.08	Railroad line	On-site parking not required
13.09	Street	On-site parking not required
14	General Storage	
14.01	Boat yard	1 space for each employee on the largest work shift
14.02	Bulk fuel storage	1 space for each employee on the largest work shift
14.03	Personal storage facility	1 space for each 50 rental units when an office is provided; plus 1 space for each employee on the largest work shift
14.04	Truck terminal	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
14.05	Warehouse	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
15	Industrial	
15.01	Artisan shop	1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift
15.02	Batching plant associated with a nonmetallic mine	1 space for each employee on the largest work shift
15.03	Biofuels production plant	1 space for each employee on the largest work shift

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15.04	Construction equipment repair	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
15.05	Construction equipment sales and service	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
15.06	Contractor yard	1 space for each employee working on site; plus 1 space for each fleet vehicle parked on site
15.07	Industrial uses, heavy	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
15.08	Industrial uses, light	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
15.09	Nonmetallic mine	1 space for each employee on the largest work shift
15.10	Salvage yard	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
16	Solid Waste	
16.01	Composting facility	1 space for each employee on the largest work shift
16.02	Recycling center	1 space for each employee on the largest work shift
16.03	Solid waste landfill	1 space for each employee on the largest work shift
16.04	Solid waste transfer station	1 space for each employee on the largest work shift
17	Accessory Uses	
17.01	Adult family home	On-site parking not required
17.02	Amateur radio antenna	On-site parking not required
17.03	Automated teller machine	On-site parking not required
17.04	Backyard chickens	On-site parking not required
17.05	Bed and breakfast	1 space for each guest room
17.06	Boat dock	On-site parking not required
17.07	Boathouse	On-site parking not required
17.08	Exterior communication device	On-site parking not required
17.09	Family day care home	On-site parking not required
17.10	Farm building storage	On-site parking not required
17.11	Farm residence	2 spaces
17.12	Farmstead retail outlet	1 space for each 300 square feet of floor area
17.13	Fence	On-site parking not required
17.14	Foster home and treatment foster home	On-site parking not required
17.15	Garage, nonresidential	On-site parking not required
17.16	Garage, off-site residential	On-site parking not required
17.17	Garage, residential	On-site parking not required
17.18	Garden	On-site parking not required
17.19	Greenhouse	On-site parking not required
17.20	Helipad	4 space for each landing pad
17.21	Home occupation, major	1 space for a company vehicle, if any; plus 1 for each on-site employee as may be allowed
17.22	Home occupation, minor	1 space for a company vehicle, if any
17.23	Hot tub	On-site parking not required
17.24	Household livestock	On-site parking not required
17.25	Indoor sales incidental to light industrial use	On-site parking not required
17.26	Kennel, hobby	On-site parking not required
17.27	Kennel, private	On-site parking not required
17.28	Light industrial use incidental to indoor sales	On-site parking not required
17.29	Outdoor display incidental to indoor sales	On-site parking not required
17.30	Outdoor food and beverage service	1 space for each 3 patron seats or 1 space for each 300 square feet of area devoted to patron service, whichever is greater
17.31	Outdoor furnace	On-site parking not required
17.32	Parking lot (on-site)	On-site parking not required

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17.33	Play structure	On-site parking not required
17.34	Pond	On-site parking not required
17.35	Rural accessory structure	On-site parking not required
17.36	Service window, drive-up	On-site parking not required
17.37	Service window, walk-up	On-site parking not required
17.38	Solar energy system, building-mounted	On-site parking not required
17.39	Solar energy system, free-standing	On-site parking not required
17.40	Storage container, 1 or 2 units	On-site parking not required
17.40	Storage container, 3 or more units	On-site parking not required
17.41	Swimming pool	On-site parking not required
17.42	Temporary shelter	1 space for each 500 square feet of gross floor area devoted to patron services; plus 1 space for each employee on the largest work shift
17.43	Utility cabinet	Determined on a case-by-case basis
17.44	Yard shed	On-site parking not required
18	Temporary uses	
18.01	Agricultural product sales, off-site	Determined on a case-by-case basis, but not less than 2 when on street parking is not available
18.02	Agricultural product sales, on-site	Determined on a case-by-case basis, but not less than 2 when on street parking is not available
18.03	Earth materials stockpile	On-site parking not required
18.04	Farmers market	1.5 space for each vendor space when sufficient on street parking is not available
18.05	General outdoor sales	Determined on a case-by-case basis, but not less than 2 when on street parking is not available
18.06	Model home	Determined on a case-by-case basis
18.07	Off-site construction yard	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
18.08	On-site construction office	On-site parking not required
18.09	On-site construction yard	On-site parking not required
18.10	Portable storage container	On-site parking not required
18.11	Relocatable building	Based on the standard for the principal use
18.12	Seasonal product sales	Determined on a case-by-case basis, but not less than 2 when on street parking is not available
18.13	Snow disposal site	On-site parking not required
18.14	Special event	Determined on a case-by-case basis
18.15	Special event camping	1 space at each camping space
18.16	Special event concessions	Determined on a case-by-case basis, but not less than 2
18.17	Special event parking	On-site parking not required
18.18	Wind test tower	On-site parking not required
18.19	Yard sale	On-site parking not required