

Table 541-1 Specific Off-Street Parking Requirements

<i>Use</i>	<i>Minimum Parking Requirement</i>	<i>Notes (see 541.170)</i>
RESIDENTIAL USES		
Dwellings	1 space per dwelling unit. <u>New single-family dwellings shall provide not less than one off-street parking space in an enclosed structure.</u>	1 Existing dwellings nonconforming as to parking may provide off-site parking within 300 feet.

535.90. Minimum size and width, and principal entrance and windows, and location of attached garage requirements for residential uses. (a) *Size and width.* The minimum gross floor area of a dwelling unit, except efficiency units, shall be five hundred (500) square feet. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty-two (22) feet.

(b) *Principal entrance and windows.* Not less than fifteen (15) percent of the first floor facade of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that faces a public street shall be windows, and shall include at least one (1) principal entrance. The principal entrance may face a side lot line when part of a front vestibule or extended portion of the front facade, provided the entrance is located no further than eight (8) feet from the facade closest to the street. In the case of a corner lot, only the facade facing the front lot line shall be subject to the requirements of this section.

(c) Attached garage facing the front lot line. Attached accessory uses designed or intended for the parking of vehicles accessory to single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall extend no more than five (5) feet closer to the front lot line than the façade of a habitable portion of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line shall not exceed sixty (60) percent of the width of the entire structure.

525.520. Authorized variances. Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

...

(27) To vary the requirement for an enclosed off-street parking space for new single-family dwellings.

(28) To vary the width and location restrictions on attached garages facing the front lot line for residential uses.