

**Fenwick Island Commercial Zone**

Restaurant

1 per 100 square feet of total patron area

OUTSIDE SERVICE AREA: A porch, patio, deck or area of land or buildings which is not enclosed on all sides with permanent structural walls and roofing and which has a floor level no higher than three feet above ground level, is not more than 700 square feet in area and which is used for seated dining only in conjunction with a restaurant or eatery. No part of any outside service area may be located in any setback area and may not eliminate parking spaces to achieve sufficient space for outside service area.

General commercial and retail

1 per 300 square feet of floor area

Office

1 per 200 square feet of floor area, 6 minimum, 10 minimum for a clinic

Meeting Halls and event spaces

1 per 5 seats or bench seating spaces (Seats in main auditorium only)

Hotels

1 per sleeping unit, plus 1 for each 10 rooms or portion thereof

**Ocean City LC-1**

Restaurant

One space per 100 square feet of enclosed gross floor area, minimum of five spaces; with the following modifications:

- a. The area of outdoor dining (unenclosed) is exempt from parking requirements up to an area equal to the enclosed gross floor area and thereafter is required one space per 200 square feet of unenclosed outdoor dining area in excess of the enclosed gross floor area.
- b. The exemption applies only if a roofed over area remains at least 51 percent open on all sides with no enclosure of any kind. A railing system no higher than 42 inches with open pickets shall not be considered an enclosure.
- c. Establishments with nonconforming parking status may only exempt parking for outdoor dining areas equal to the number of parking spaces provided on-site at the rate of one space per 100 square feet of outdoor dining areas.

General commercial and retail

5,000 square feet or less of gross floor area: One space per 200 square feet of floor area, five spaces minimum.

greater than 5,000 square feet of gross floor area:

a. One space per 225 square feet gross floor area, except for movie theaters, which shall comply with the parking requirements as set forth in subsection (24), hereof.

b. When restaurants, fast food establishments, cocktail lounges, taverns, nightclubs, or other establishments for the consumption of food or beverage on or off the premises are located in a shopping center:

1. If these establishments, individually or in total, comprise 25 percent or less of the gross floor area of the shopping center, the parking requirement shall be that for shopping centers;

2. If these eating and drinking establishments, individually or in total, comprise more than 25 percent of the gross floor area of the shopping center, parking shall be provided for the floor area in excess of the 25 percent as set forth in subsection (20) hereof. The parking calculation shall be computed for the retail and eating and drinking establishments separately and then combined.

#### Office

One space per 300 square feet of gross floor area, five spaces minimum.

Meeting Halls and event spaces

One space per five persons rated capacity.

#### Hotels

Hotel and motel efficiency unit: One space per hotel guest room.

Hotel and motel guest suite: One and one-half spaces for the first 50 units, thereafter one space per unit.

In the case of mixed uses, or uses with different parking requirements occupying the same building or premises, or in the case of joint use of a building or premises by more than one that one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computer separately, except that in such mixed uses the computation shall not be subject to the base minimum requirement specified in section 110-932(b) above for individual uses; and that the parking requirements for permitted accessory retail and services uses in a hotel, motor or motor lodge containing 50 or more dwelling units may be reduced by the following percentages:

(1) Retail sales, offices and service establishments, 30 percent;

(2) Restaurants and dining rooms, 50 percent;

(3) Ballrooms, banquet halls, meeting rooms and auditoriums, 70 percent.

## **Bethany Beach C-1**

### Restaurant, General commercial and retail, Office, Meeting Halls and event spaces

None- On-site parking in Bethany Beach is required in the C-1 district only for residential uses

### Hotels

Minimum of one space per standard guest room.

## **Rehoboth Beach**

### Restaurant

Less than 10,000 square feet of gross floor area, No spaces required

10,000 or more square feet of gross floor area, 1 for each 400 square feet of gross floor area

### General commercial and retail

None for up to 15,000 square feet of gross floor area, then 1 for each 200 square feet of floor area devoted to sales or service

Fronting only on the Boardwalk, No spaces required

### Office

1 for each 400 square feet of gross floor area

### Meeting Halls and event spaces

over 15,000 square feet of gross floor area, 1 for each 200 square feet of floor area devoted to sales or service

### Hotels

1 for each rental room, plus 2 for the resident family

## **Summary**

Might consider

- 1- Fenwick already has less parking required than OC so maybe leave as is.
- 2- Encourage or require bike racks and bus stops. Encourage wider sidewalks and friendlier pedestrian access.
- 3- Creating some municipal or shared parking area. Though understanding we don't want to provide beach parking in town.
- 4- Allowance/ requirements for EV parking, and for compact spaces.