SECTION 8 - OFF-STREET PARKING AND LOADING

8.1 SCOPE OF REGULATIONS - The off-street parking and loading provisions of this Ordinance shall apply as follows:

8.1.1 For all buildings and structures erected and all uses of land established after the effective date of this Ordinance, accessory parking and loading facilities shall be provided in accordance with the regulations of the district in which such buildings or uses are located provided, however, that in the event a building permit has been issued prior to the effective date of this Ordinance, and provided that construction is begun within 60 days of such effective date and diligently prosecuted to completion, parking and loading facilities need not be provided as required herein.

********* 8.1.2 Except as provided in Section 24, when the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.

* 8.1.3 Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if said building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities shall be required only in the amount which the requirements for the new use would exceed those for the existing use, if the latter were subject to the parking and loading provisions of this Ordinance. If such standards are physically impossible to attain, the Planning Commission may grant a Variance to this section by following the procedures established in Section 14 of this Ordinance when the following conditions are determined to exist:

(a) There appears to be adequate on-street parking available in the immediate vicinity of the proposed use.

(a) No physically feasible method appears available for the applicant to meet the standards in the vicinity of the proposed use.

(c) The Commission finds that the use proposed is compatible with the surrounding area and would enhance development in the vicinity.

********** 8.1.4 Except as provided in Section 24, all new buildings and new dwelling units within existing buildings must have the vehicle parking spaces required by Section 8.4.

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* Amended by Ord. #582, 9/27/76

** Amended by Ord. #716, 12/13/83; and by Ord. #901, 2/21/96; and by Ord. #965, 8/24/01; and by Ord. #999, 5/27/04; and by Ord. #1006, 4/21/05; and by Ord. #1030, 7/27/07; & ****** by Ord. # 1106, 6/28/16; ********* Amended by Ord. #1118, 5/23/17

8.1.5 APPLICATION - Any application for a building permit shall include therewith a plot plan, drawn to scale and fully dimensioned, showing any parking or loading facilities to be provided in compliance with this Ordinance.

* 8.1.6 IN LIEU FEE – The Council may adopt by resolution an in-lieu parking fee to be charged to the respective property owner for each parking space eliminated by variance within the Downtown Specific Plan Area. When a property is participating in an assessment district, which provides off-street public parking, the assessment shall be considered an in-lieu parking fee for the number of public off-street parking stalls represented by the proportion of such assessment. The City Council may set the amount of the in-lieu fee from time to time by resolution.

8.2 GENERAL REGULATIONS

8.2.1 EXISTING PARKING AND LOADING FACILITIES - Accessory off-street parking or loading facilities which are located on the same site as the building or use served, and which were in existence on the effective date of this Ordinance, or were provided voluntarily after such effective date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below the requirements of this Ordinance for such building or use.

********* 8.2.2 CONTROL OF OFF-STREET PARKING FACILITIES - Except as provided in Section 24, accessory off-street parking or loading facilities which are located on the same site as the building or use served, and which were in existence on the effective date of this Ordinance, or were provided voluntarily after such effective date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below the requirements of this Ordinance for such building or use.

* 8.2.3 JOINT PARKING FACILITIES – Off-street parking facilities for more than one building, structure or use, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use. Within the Village Center Area the total number of spaces located together may be reduced up to 15% from the sum of the separate requirements for each use if it can be shown that peak demand can be accommodated. This shall be approved pursuant to Section 11.7 – Administrative Approvals.

* 8.2.4 USES IN PROXIMITY TO TRAIN STATION PARKING – Reduction in required on-site parking may be allowed through the use permit processes provided the building or use served is located within 300 feet of the train station parking facility. The distance shall be measure by the shortest route of effective pedestrian access site to site. A reduction of 25% may be granted provided that the applicant can demonstrate that off-site public parking facilities can meet peak demand. Administrative Approval shall be governed by Section 11.7, Administrative Approvals.

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* Amended by Ord. #901, 2/21/96

****** Amended by Ord. # 1106, 6/28/16; ********* Amended by Ord. #1118, 5/23/17

* Amended by Ord. #901, 2/21/96

* 8.2.5 USE OF PARKING AND GARAGE FACILITIES - Off-street parking and garage facilities accessory to residential use and developed in any residential district in accordance with the requirements of this Section shall be used solely for the storage of passenger automobiles owned by occupants of the dwelling structure to which such facilities are accessory or by guests of said occupants. Under no circumstances shall required parking and garage facilities, accessory to residential structures, be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments.

********* 8.2.6 LOCATION OF REQUIRED PARKING FACILITIES - The location of off-street parking and garage spaces in relation to the use served shall be as follows. All distances specified shall be walking distances between such parking spaces and a main entrance to the use served.

(a) For Uses in a Single (R-1) or Duplex Residential (R-2) District the following standards apply.

(1) Parking and garage space accessory to dwellings shall be located on the same site as the use served.

(2) Uncovered parking spaces may extend into the unused portion of the right-of-way up to the outside edge of street improvements, such as sidewalk, provided they would not obstruct any existing or possible future street improvements that are necessary for public use (i.e., future sidewalk, curb or gutter installation, utility needs, etc.), as determined by the Public Works Director.

(3) Except as provided in Section 24, no parking or paving outside of the required paved driveway and parking surface area shall be permitted between the front of the dwelling and the front property line.

(4) A required driveway area for a single or duplex residential dwelling, provided minimum dimensions as required by Section 8.3.1(a) are met, may be used to satisfy the off-street uncovered parking requirement for such use(s).

(5) A paved walkway to the front building entrance, of no more than 48 inches in width, shall be permitted within the area between the front of the dwelling and the front property line.

(6) Any variance from these standards/requirements is subject to the procedure and findings of Section 14 (Variances) and findings of Section 8.1.3(c).

(7) [text unchanged]

** Amended by Ord. #901, 2/21/96; Amended by Ord. #1056, 5/26/11; & ******Amended by Ord. # 1106, 6/28/16; ********* Amended by Ord. #1118, 5/23/17

(8) No parking surface shall be permitted in the right of way fronting the property that would obstruct any existing or possible future street improvements that are necessary for public use (i.e. future sidewalk, curb or gutter installation, utility needs, etc.), as determined by the Public Works Director.

(b) Uses in Commercial and Manufacturing Districts - All required parking spaces shall be within 500 feet of the use served, except for spaces accessory to dwelling units, not including a transient hotel, which shall be within 300 feet of the use served. For uses within the General Commercial C-2 Zoning District, parking spaces in the public right-of-way immediately fronting the parcel containing the use or development may be used in calculating and satisfying the total number of required parking spaces. However, no parking spaces accessory to a use in Commercial or Manufacturing District shall be located in a Residential District, unless authorized by the Commission in accordance with Section 11.

* 8.2.7 PROHIBITION ON CUMULATIVE ADMINISTRATIVE PARKING REDUCTIONS – Only one administrative reduction in the required number of parking areas may be granted per parcel or development. Administrative parking reductions are not cumulative.

* 8.2.8 SEMI-CIRCULAR DRIVEWAYS - Notwithstanding the requirements in Section 8.2.6(a), semi-circular driveways may be permitted in Single (R-1) or Duplex Residential (R-2) Districts, provided all of the following minimum property standards/requirements are met:

- Maximum percentage of allowed hardscape between the front of the dwelling and the front property line – 35%
- Minimum Lot Size – 10,000 Square Feet
- Minimum Lot Frontage on Street – 100 Feet
- Minimum Setback of Dwelling to Front Property Line – 35 Feet
- Maximum Width of Semi-Circular Driveway – 12 feet
- Maximum allowed cross slope between the front of the dwelling and the front property line – 10%
- Access Opening From Street – Minimum 10 feet, Maximum 12 feet
- A maximum of two curb cuts and maximum sum total of 29 lineal feet for said curb cuts per property shall be permitted in conjunction with a semi-circular driveway.
- Semi-circular driveways shall not count towards the satisfaction of required parking for the subject property.
- No portion of a semi-circular driveway shall be located within the required side yard setback area for the property.
- Semi-circular driveways shall not be allowed to span or be connected to both street frontages on corner lots.
- Establishment, replacement, or modification of a semi-circular driveway shall be subject to the Building and Encroachment Permit processes for the City. A landscape plan shall be required as part of the permit.

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* Added by Ord. #901, 2/22/96

* Added by Ord. #1056, 5/26/11

- Any new or replaced semi-circular driveway shall be constructed with a permeable surface.
- No permanent or temporary structures shall be permitted to be located on a semi-circular driveway.
- Recreational vehicles, trailers, camper shells, boats, boat or personal watercraft trailers, or any combination thereof shall not, at any time, be parked or located on a semi-circular driveway.
- Abandoned, wrecked, dismantled, inoperative or unregistered motor vehicles, vans, minivans, pickup trucks or similar vehicles shall not, at any time, be parked or stored on a semi-circular driveway.

Any variance from these standards/requirements is subject to the procedure and findings of Section 14 (Variances) and findings of Section 8.1.3(c).

8.3 DESIGN STANDARDS - PARKING AREAS

****** 8.3.1 SIZES AND TYPES - Dimensions of required, off-street parking spaces and permitted ratios of standard and accessible spaces should be as follows:

(a) Uniform Parking Space - The uniform, required, off-street parking space or garage space shall be clear space not less than 8 ½ feet in width and not less than 18 feet in length, including front bumper overhang of planters, walk, etc. of two feet from wheel stop, exclusive of access drives or aisles, ramps, columns, posts or other uses of space.

(b) Accessible Parking Space - Accessible parking spaces must be provided in all parking facilities, other than single family residential, unless specifically exempted by the Building Official/Zoning Administrator, in accordance with the following table:

Total Number of Parking spaces	Minimum Number of Accessible Spaces Required
0-100	1 for each 30 or fraction thereof
101 - 200	4 plus 1 for each 100 or fraction thereof over 100
201 - 500	5 plus 1 for each 100 or fraction thereof over 300
Over 500	7 plus 1 for each 200 or fraction thereof over 500

** Amended by Ord. #543, 6/24/74; by Ord. #666, 1/4/80; and by Ord. #901, 2/21/96 & ****** by Ord. # 1106, 6/28/16

Spaces for the physically handicapped shall be located as near as would be practical to primary entrance to a single building or shall be located to provide for safety and optimum proximity to the entrances of greatest incidence of use, and located so that a handicapped person is not compelled to pass behind other parked cars.

If only one space is provided, it shall be 14 feet wide and lined to provide a nine foot parking area and a five foot unloading area. If adjacent spaces are provided, two spaces can be established within a 24 foot side area lined to provide a nine foot parking area on each side and a six foot unloading area in the center. In each space, a concrete wheel bumper shall be provided so as to provide a minimum of 18 feet length of parking surface.

Pedestrian walkways shall be provided from each parking space to the related facilities, with curb cuts and ramps as required. Ramps shall not encroach into any parking area, but may encroach into the loading area of the space by not more than 60 inches.

The surface slope of the parking space shall not exceed ¼ inch per foot. Each space reserved for the handicapped shall be identified by permanent official sign and appropriate symbol. Overhead clearance to parking spaces for handicapped parking shall be no less than 8.25 feet.

****** (c) Backup Distance - Where one or two parking spaces are provided for a single-family residence and the vehicles will back directly onto a street, the minimum on-site driveway length shall be 18 feet totally within private property, except as provided in Section 8.2.6.

(d) Where parking spaces are grouped in a parking lot, the minimum aisle width varies according to the angle of parking as shown below:

Parking Angle	Uniform Parking Space	Uniform One Way	Aisle Width Two Way
90o	8.5’x18’	20’	26
60o	8.5’x18’	14’	19
45o	8.5’x18’	13’	19
30o	8.5’x18’	11’	18

******* (e) Minimum Single Family Residential Parking Dimensions –The minimum dimensions for garages, carports, and uncovered parking spaces serving a single family residence is provided in Table 8.3.1(e). Garage and carport dimensions are interior, measured from the inside of the post for carports and the interior walls for garages. Parking may be arranged in a side-by-side or tandem configuration.

****** Amended by Ord. # 1106, 6/28/16

* Amended by Ord. #1006, 4/21/05& ****** by Ord. #1106, 6/28/16

Table 8.3.1(e) –Parking Dimension Requirements

Number of Vehicles	Orientation	New Garage	Existing Garage New or Existing Carport Uncovered Parking
1	N/A	10’ x 20’	8.5’ x 18’
2	Side-by-side	20’ x 20’	17’ x 18’
2	Tandem	10’ x 40’	8.5’ x 36’

** 8.3.2 ACCESS - Access to such garage space or parking space at the street property line shall conform to the following:

(a) Be not more than 25 lineal feet in width.

(b) Be not less than 10 lineal feet in width.

*** (c) That portion of any required driveway between the garage and/or parking space and the public right-of-way shall be entirely within the boundary of the lot or parcel on which the use served by said driveway is located, except in the case where it is impractical to comply with this regulation the Zoning Administrator may permit, in writing, the construction of a driveway over other lots or parcels if said driveway meets all of the standards of the City of Belmont, is designed to the satisfaction of the Zoning Administrator, and does not constitute a hazard or adverse safety condition. Appropriate easements shall be provided by the applicants to insure permanent access across all property.

8.3.3 LIGHTING - Any lighting used to illuminate off-street parking areas shall be directed away from residential properties in such a way as not to create a nuisance.

8.3.4 SIGNS - Accessory signs are permitted on parking area in accordance with the provisions of this Ordinance.

8.3.5 SCREENING AND LANDSCAPING - All open automobile parking areas containing more than four parking spaces shall be effectively screened on each side adjoining or fronting on any property situated in a Residential District or any institutional premises by a wall, fence or densely planted compact hedge not less than four feet nor more than six feet in height. Such required screening shall conform with the front and side yard setback requirements of the district in which the parking is located.

** Amended by Ord. #901, 2/21/96; Amended by Ord. #1056, 5/26/11

*** Amended by Ord. #491, 11/13/72; and by Ord. #901, 2/21/96

* 8.3.6 SURFACING - All open off-street parking areas shall be improved so that surfacing is consistent with National Pollutant Discharge Elimination System (NPDES). The off-street parking area shall also be painted with lines showing parking spaces and with directional arrows showing traffic movements.

** 8.4 SCHEDULE OF PARKING REQUIREMENT - For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time. Requirements are for parking spaces unless garages are specified.

When determination of the number of off-street parking spaces required by this Section results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

Refer to Section 8.3.1 to determine handicap parking provisions and allowable ratio of standard car spaces.

********* 8.4.1 RESIDENTIAL USES.

(a) Single Family Dwellings. The following standards apply to single family dwellings.

(1) New single family dwellings must have a total of 4 parking spaces, 2 of which must be in a garage.

(2) Existing single family dwellings.

(A) Existing single family dwellings with an addition that expands the bedroom count of the principal unit, must have the parking spaces specified in Table 8.4.1(a)(2).

(B) Except as provided in Section 24 of this Ordinance, existing single family dwellings with one or more garage spaces may not reduce the number of garage spaces to fewer than 2.

(C) Existing single family dwellings without a covered space may use a carport for required covered parking.

(D) Accessory Dwelling Units. Parking shall be provided as required by Section 24.

Table 8.4.1(a)(2) – Parking Space Requirements for Additions

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* Amended by Ord. #901, 2/21/96

** Amended by Ord. #666, 1/4/80

*** Amended by Ord. #965, 8/24/01; **** Amended by Ord. #617, 12/13/83; and by Ord. #999, 5/27/04 and ****** by Ord. # 1106, 6/28/16; *********Amended by Ord. #1118, 5/23/17

Home with addition	Required Parking # = total required spaces (#) = required covered spaces
Six Bedrooms or more	4(2)
Five Bedrooms	3(1)
Four Bedrooms	3(1)
Three Bedrooms	2(1)

(b) Two Family and Multi-Family Dwellings (including Apartment Hotels) - One garage space for each dwelling unit in any two family or multiple family structure, plus one paved open parking space or garage for each such dwelling unit.

(c) Hotels, Motels - One for each dwelling unit or lodging room.

(d) Lodging Houses - One garage space for each two lodging rooms, plus one garage space for the owner or manager.

(e) Private Clubs and Lodges (with sleeping facilities for guests) - One for each two lodging rooms plus parking spaces equal in number to ten percent of the capacity in persons (exclusive of lodging rooms capacity of such club or lodge).

8.4.2 RETAIL AND SERVICE USES

(a) Retail Stores - One for each 250 square feet of floor area accessible to the public. Floor area accessible to the public shall include all square footage not used for storage of merchandise, equipment rooms, elevator shafts, stairwells, and restrooms. Parking for storage rooms shall be calculated pursuant to Section 8.4.7 if stock employees are present. If the floor area accessible to the public is unknown, 90 percent of the gross floor area shall serve as the basis for determining the parking requirements.

* (b) Automobile Service Stations - Two spaces for each working bay, plus one space for each employee on the largest shift.

** (c) Automobile Laundry - One for each two employees, plus ten storage spaces for each conveyor lane or wash rack.

(d) Bowling Alleys - Three for each alley.

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* Amended by Ord. #470, 6/14/71
** Amended by Ord. #901, 2/21/96

*** (e) Establishments Dispensing Food or Beverages for Consumption on the Premises – One space for each 60 sq. ft. of customer area plus one space for each 600 sq. ft. of kitchen and storage area.

(f) Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops - One for each 600 square feet of floor area.

(g) Motor Vehicle Sales and Machinery Sales - One for each 400 feet of floor area.

** (h) Theaters (indoor) - One for each five seats.

(i) Mortuary - Six for each chapel or parlor, plus one for each funeral vehicle kept on the premises.

** 8.4.3 OFFICES - BUSINESS, PROFESSIONAL, FINANCIAL AND GOVERNMENT - One for each 250 square feet of net floor area and one for each 333 square feet of net floor area within the Specific Plan Area when office and retail uses are mixed. Net floor area shall include all square footage not used for elevator shafts, stairwells, restrooms, storage, equipment rooms (exclusive of photocopy and data processing centers), main hallways and lobbies. If the net floor area is unknown, 90% of gross floor area shall serve as the basis for determining the parking requirements.

8.4.4 WHOLESALE ESTABLISHMENT (but not including warehouses and storage buildings other than accessory) - One for each 600 square feet of floor area.

8.4.5 SERVICE AND REPAIR FACILITIES (Other than auto service station) - One space for each 500 square feet of gross floor area plus one space for each 2,000 square feet of exterior area devoted to such uses.

* 8.4.6 COMMUNITY SERVICE USES, as follows:

(a) Auditoriums for Schools and Colleges - One parking space shall be provided for each six permanent seats.

Adequate space shall also be provided for buses used in connection with the activities of the institution, and all loading and unloading of passengers shall take place upon the premises.

(b) Places of Assembly, including Religious Assembly, Public/Private Community Rooms & Recreation Buildings, and other similar uses:

1. One space per each four fixed seats, or if there are no fixed seats, one space per each 60 square feet in the main meeting room.
2. Twenty-four (24) inches of seating space on a bench or pew shall count as one seat.

*** Amended by Ord. #470, 6/14/71; Ord. #901, 2/21/96
* Amended by Ord. #987, 6/13/03

(c) High Schools, Colleges, Universities, Church Schools, and Business, Professional and Trade Schools - One for each employee and one for each 20 students based on the maximum number of students attending classes on the premises at any one time during any 24-hour period.

(d) Health Center, Government Operated - Three for each staff and visiting doctor.

(e) Hospitals - One for each two hospital beds, plus one for each two employees (other than staff doctors), plus one for each doctor assigned to the staff.

(f) Libraries, Art Galleries and Museums - Public - One for each 1,000 square feet of gross floor area.

(g) Stadiums, Arenas, Auditoriums (other than college or school), Convention Halls, Dance Halls, Exhibition Halls, Skating Rinks and other similar places of assembly - Parking spaces equal in number to 20 percent of the capacity in persons shall be provided.

(h) Public Utility and Public Service Uses - One for each three employees, on duty at any one time, plus spaces adequate in number, as determined by the Zoning Administrator, to serve the public.

(i) Schools - Nursery, Elementary and Intermediate (public or private) - One for each employee.

* 8.4.7 WAREHOUSE AND STORAGE BUILDINGS - One space for each 2,000 square feet of gross floor area.

8.4.8 MISCELLANEOUS USES, as follows:

(a) Fraternities, Sororities, and Dormitories - One for each five members living on the premises, plus one for the manager.

(b) Private Clubs and Lodges (without sleeping facilities for guests) - Parking spaces equal in number to ten percent of the capacity in persons.

(c) Rest Homes, Nursing Homes, Sanitariums, Convalescent Homes or Institutions for the Aged or for Children - One for each four beds, plus one for each two employees (other than staff doctors), plus one for each doctor assigned to the staff.

(d) Theaters - Automobile Drive-In. Reservoir parking space equal to ten percent of the vehicle capacity of such theaters.

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* Amended by Ord. #470, 6/14/71

8.4.9 COMBINED AND OTHER USES - When two or more uses are located on the same site or within the same building, parking spaces shall be required in number equal to the sum of the separate requirements for each such use unless otherwise authorized by the Commission in accordance with Section 14.

For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator.

8.5 LOADING REQUIREMENTS

8.5.1 GENERAL

(a) LOCATION - All required loading berths shall be located on the same site as the use served. No loading berth for vehicles over two tons in capacity shall be closer than 50 feet to any property in a Residential District unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet in height. No permitted or required loading berth shall be located within 25 feet of the nearest point of any street intersection.

(b) SIZE - Unless otherwise specified, a required loading berth shall be at least ten feet in width by at least 25 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 14 feet.

(c) ACCESS - Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.

(d) SURFACING - All open off-street loading berths shall be improved with a compacted base, not less than five inches thick, surfaced with not less than three inches of plant mix asphalt, concrete or some comparable material approved by the City Engineer.

(e) REPAIR AND SERVICE - No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any Residential or Commercial District.

(f) Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

(g) The Zoning Administrator shall determine the number of loading berths required for uses other than those prescribed herein.

8.5.2 TABLE OF LOADING SPACE REQUIREMENTS - Off-street loading berths shall be provided for the uses listed in the following table on the basis of gross floor area of building or portions thereof devoted to such uses in the amounts shown herein. Off-street loading berths shall be required only when access is

available from a public alley, driveway easement or adjacent off-street parking area. No loading berths shall be required when only street access is available.

TABLE OF LOADING SPACE REQUIREMENTS

USE	GROSS FLOOR AREA (IN SQUARE FEET)	SPACES NUMBER
a. Retail Store	5,000 to 12,000	1
	12,000 to 25,000	2
	25,000 to 40,000	2
b. Office Buildings, & Banks	10,000 to 100,000	1
	Each additional 100,000*	1
c. Restaurants and Other On-Site Food or Beverage Sales Outlets	5,000 to 12,000	1
	Each additional 12,000*	1
d. Theaters	8,000 to 25,000	1
	Each additional 20,000*	1
e. Hotels, Clubs, Lodges, Auditoriums and Places of General Assembly	10,000 to 20,000	1
	20,000 to 100,000	2
	Each additional 10,000*	1
f. Wholesale Sales Outlets	15,000 to 100,000	1
	Each additional 100,000*	1
g. Hospitals, Sanitariums, and Other Institutions	20,000 to 100,000	1
	Each additional 100,000	1
h. Funeral Homes	8,000 to 50,000	1
	Each additional 50,000	1

* or fraction thereof