

4: Parking Spaces and Loading Areas

IN THIS SECTION:

- 4-A: Parking Spaces
- 4-B: Loading Areas

4-A: Parking Spaces

Off-Street Parking

The number of off-street parking spaces required [link] is determined by the land use category and either the gross floor area or the number of employees on the maximum shift.

Generally, *minimum parking space dimensions are 19' in length by 9' wide*; see [additional parking space dimension information](#). Also see [parking requirements](#) and [maximum lot coverage information](#).

Building Heights, Off-Street Parking and Lot Coverage		
Use Code (From Step 2)	Off-street parking	Maximum Lot Coverage
4.110	1 stall per 800 sq. ft. of gross floor area	100% lot coverage allowed <i>except</i> site plan must comply with easement, buffer, setback, screening, and stormwater regulations
4.120	1 stall per 2 employees on the maximum shift	
4.200		

Lot Coverage Requirements

City of Arlington allows 100% lot coverage *except* that the site plan must comply with all easement, buffer, setback, screening, and stormwater regulations.

4-B: Loading areas

The city requires sufficient [off-street loading and unloading](#) areas. Number of required loading spaces is based on the gross leasable area of building. *Minimum dimension for a loading area is 12 × 55 ft.*

Loading Areas	
Gross Leasable Area of Building	Number Loading Spaces Required
1,000 - 19,999 sq. ft.	1
20,000 - 79,999 sq. ft.	2
80,000 - 127,999 sq. ft.	3
128,000 - 191,000 sq. ft.	4
192,000 - 255,999 sq. ft.	5
256,000 - 319,999 sq. ft.	6
320,000 - 391,999 sq. ft.	7
Plus 1 space for each additional 72,000 sq. ft.	