

Peer City Evaluation

	Winter Park, FL ¹	Davidson, NC ²	Delray Beach, FL ³	Highland Park, IL ⁴	Mt. Pleasant, SC	Asheville, NC ⁵	St. Armands, Sarasota, FL ⁶
Population	30,208	12,452	67,371	29,641	84,170	89,121	54,425 (Sarasota)
Persons per household	2.30	2.53	2.37	2.56	2.50	2.24	2.17 (Sarasota)
Size of Downtown (square miles approx.)	0.11	0.18	0.64	0.19	0.31	0.14	0.19
Downtown Parking Supply							
On-Street	832	371	1,053	507	Not Available	765	575
Off-Street, Public	532	298	2,637	2,547	Not Available	1,523	406
Off-Street, Private	461	1,261	Not Available	Not Available	Not Available	Not Available	0

¹ Zones 4 and 6 of the 2013 Parking Study

² Town of Davidson Comprehensive Parking Study, April 2011 <https://www.ci.davidson.nc.us/DocumentCenter/Home/View/1737>

³ Delray Beach Parking Management Plan, August 2010 <https://www.mydelraybeach.com/Delray%20Beach%20Parking%20Management%20Plan.pdf>

⁴ Highland Park 2016 Parking Report <https://www.cityhpil.com/resident/docs/2016%20%20PARKING%20REPORT%20FINAL.pdf>

⁵ City of Asheville, NC Strategic Plan, February 2017 [http://www.ashevillenc.gov/mwg-internal/de5fs23hu73ds/\\$MKiks5-L_-41Hm8bAWLfX6uSqEN07IPmofoljYBKmL8./progress?id=XsK0cQFbUxcGIsi7XM_jKGa1qxHqwViE-GICXn-ebvw.&dl](http://www.ashevillenc.gov/mwg-internal/de5fs23hu73ds/$MKiks5-L_-41Hm8bAWLfX6uSqEN07IPmofoljYBKmL8./progress?id=XsK0cQFbUxcGIsi7XM_jKGa1qxHqwViE-GICXn-ebvw.&dl)

⁶ St. Armand's Circle Association, Parking Information <https://www.stArmand'scircleassoc.com/parking/>

Parking Minimums - Multifamily Residential

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
Multifamily, studio	2.0 per unit if building is 2 units or less;	Min: 1.0 per unit	1.0 per unit + guest spaces (see below)	1.25 per unit + guest spaces (see below)	1.5-3.0 per dwelling unit	Min: 1.0 per unit Max: 2.0 per unit	2.0 per unit	1.29 per unit
Multifamily, 1 Bedroom			1.50 per unit CBD: 1.25 per unit + guest spaces (see below)	1.5 per unit + guest spaces (see below)				Downtown districts: 1.0 per unit
Multifamily, 2 Bedrooms	2.50 per unit if building is 3 units or more	Max: 2.0 per unit	2.0 per unit CBD: 1.75 per unit + guest spaces (see below)	2.0 per unit + guest spaces (see below)	2.0 per unit + guest spaces (see below)	Min: 2.0 per unit Max: 3.0 per unit	1.5 per unit if senior Housing	1.6 per unit
Multifamily, 3 Bedrooms+				2.0 per unit + guest spaces (see below)				1.75 per unit
Multifamily, Guest Spaces	Included in above	Included in above	Units 1-20: 0.50 per unit + Units 21-50: 0.30 per unit + Units 51 and above: 0.20 per unit	0.5 per unit if fewer than 5 units; 0.25 per unit if 5 or more units	Included in above	Included in above	Included in above	N/A

Commercial, Office & Hospitality

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armands, Sarasota, FL	Peer Cities Average
General Commercial & Retail	4 per 1,000 ft ²	Min: 2.0 per 1,000 ft ² Max: 5.0 per 1,000 ft ²	4.5 per 1,000 ft ² CBD: 2 per 1,000 ft ²	3.3 per 1,000 ft ² <i>CBD:</i> <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	3.3-5 per 1,000 ft ²	Min: 2.85 per 1,000 ft ² Max: 5.0 per 1,000 ft ²	4.0 per 1,000 ft ²	3.8 per 1,000 ft ² CBD: 2.75 per 1,000 ft ²
Restaurant	20 per ,1000 ft ² of patron use Or 1 per 3 seats	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	<6,000 ft ² : 12.0 space per 1,000 ft ² >6,000 ft ² : additional 15 per 1,000 ft ² over initial 6,000 ft ² CBD: 6.0 space per 1,000 ft ²	20 per 1,000 ft ² for kitchen, serving and waiting area + 0.5 per seat Outdoor restaurants: 10.80 per 1,000 ft ² CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first	10 per 1,000 ft ²	Min: 1 per 3 seats + 1 per 2 employees on peak shift Max: 1 per 2 seats + 1 per 2 employees on peak shift	Casual/Fine: 6.6 per 1,000 ft ²	10.12 per 1,000 ft ² CBD: 5.42 per 1,000 ft ²

				2,000 ft ² , then 1.5 per 1,000 ft ²				
General Office	4 per 1,000 ft ² excluding some common areas	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	<3,000 ft ² : 4 per 1,000 ft ² >3,000 ft ² above: + 3.5 per 1,000 ft ² over initial 3,000 ft ² CBD: <10,000 ft ² : 2 per 1,000 ft ² >10,000 ft ² more than 750 ft ² from public garage or transit station: 3.3 per 1,000 ft ² >10,000 ft ² within 750 ft ² from public garage or transit station: 2.0 per 1,000 ft ²	<30kft ² : 4.0 per 1,000 ft ² then 3.3 per 1,000 ft ² each additional 1,000 ft ² CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	3.3-5 per 1,000 ft ²	Min: 2.85 per 1,000 ft ² Max: 4.0 per 1,000 ft ²	2.85 per 1,000 ft ²	3.16 per 1,000 ft ² CBD: 2.66 per 1,000 ft ²
Hotel/Motel	1.0 per room + any auxiliary use minimums calculated separately	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	0.7 space per guest room + 1.0 space per 800 ft ² of meeting rooms and shops	1.0 per room + 2.0 per manager/owner + any auxiliary space (restaurant, meeting rooms) minimums calculated separately	1-2 per guest room	Min: 1.0 per 2 rooms + any auxiliary use minimums calculated separately Max: 1.0 per room + any auxiliary use minimums calculated separately	1.1 per room + any auxiliary use minimums calculated separately DTE/DTC: 0.5 per room	1 per guest room

Parking Minimums

Reductions & Shared Parking

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armand's, Sarasota, FL
Location-based reductions	Restaurants in the CDB may reduce from 1 per 3 seats to 1 per 4 seats	Village Center, Village Edge, and Village Commerce Planning Areas – grandfathered area; may count on-street parking toward minimum requirements and are exempt from bicycle	Restaurants in the Atlantic Avenue Parking District: 12 spaces per 1,000 ft ² for the first 6,000 ft ² plus 15 spaces per each additional 1,000 ft ²			No off-street parking required in CBD, various reductions offered in other districts throughout city	No specific reductions for St. Armand's neighborhood Reductions and shared parking apply to Downtown Sarasota Nonresidential reduction in DTE/DTC to 2 per 1,000 ft ² , not including lodging as provided here; bldgs. under 10,000 ft ² or of historical designation have no parking requirements; on-street parking adjacent to bldg. frontage may be

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		parking requirements					counted toward requirement; tandem parking may be utilized for employee parking
Valet			Restaurants, Cocktail Lounges, Hotels, and Residential Type Inns may provide their required vehicular parking as valet parking, subject to the provisions of Section 4.6.9(F)(3)	10% for use of valet service during all operating hours			Valet operations may not be exclusive to a single business; operators must provide service regardless of patron's intended destination; operating hours restricted to 5pm – 3pm, unless approved through special application; vehicles may not stage more than 15 minutes- must be moved to storage lot
Shared Parking	Limited; may lease supply	May share up to 50% of	Calculation method detailed	Allowed in mixed use developments	Allowed in cases as	Up to 100% of parking	Nonresidential uses upon approval of

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	in excess of minimum requirements	required spaces if operating hours of uses do not significantly overlap and is located within 50 feet of main entrance; Off-site parking allowed within ¼ mile per pedestrian access route in facilities where parking is primary use	below for mixed use developments	as prescribed in ULI Shared Parking documentation for uses with complimentary peak hours and or seasons; Captive Market reductions: Retail/Service 15%; Food/Beverage: 15%; General Offices and Financial Institutions 5%;	prescribed in ULI Shared Parking documentation and approved by Zoning Administrator for uses with complimentary peak hours and or seasons	requirements per approval of Planning and Zoning Director	Zoning Board with public hearing; must demonstrate complimentary peak hours of demand OR that the total number of spaces available meets both uses calculated separately; if off-site must demonstrate safe pedestrian access
TDM				15% reduction for location of use			

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armand's, Sarasota, FL
				within 1,320 feet of transit stop;			

<p>Notes</p>		<p>0.35 short-term and 0.175 long-term bicycle parking spaces per 1,000 sq ft also required</p>		<p>Greater of 1 space or 10% reduction for car-share program with designated space; 10% reduction for uses with 100+ employees and/or >50,000 ft² that implements documented and measured carpool program; 15% reduction for use of personalized shuttle service;</p>		<p>Bicycle parking shall be provided for all uses except single family dwellings and duplex dwellings. The minimum number of bicycle parking spaces required shall be equal to five percent of the total number of automobile parking spaces in the lot</p>	
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Parking Demand Analysis

Land Uses Within Park Avenue	Intensity	Unit of Measure	Winter Park Current Minimum Parking Standards	ULI Shared Use*****		Peer Communities - CBD/Downtown Districts						Peer Average	Peer CBD Average
				Weekday	Weekend	Davidson, NC Minimum	Davidson, NC Average	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	St. Armand's (Sarasota), FL		
Retail	275,569	square feet	1102	992	838	551	964	551	689	918	1102	1047	758
Restaurant - Fine Dining*	34,705	square feet	347	535	826	69	95	416	87	347	231	351	188
Restaurant - Family**	8,449	square feet	84			17	23	101	21	84	56	86	46
Restaurant - Casual**	3,077	square feet	31	42	35	6	8	37	8	31	21	31	17
Office***	223,848	square feet	895	850	0	448	616	817	560	745	889	707	595
Condos****	89	units	223	109	159	89	134	156	178	134	89	142	142
Apartments****	109	units	273	115	159	109	164	191	218	164	109	174	174
Residential Visitors	198	units	0	3	16	0	0	99	50	297	0	0	0
Hotel*****	28	rooms	28	16	15	56	77	20	22	28	28	28	28
Total Parking Spaces			2983	2662	2048	1345	2081	2388	1833	2748	2525	2566	1948
Percent of current required spaces			100%	89%	69%	45%	70%	80%	61%	92%	85%	86%	65%

*Assumes restaurants average space of approximately 7,000 ft² or less

**Assumes 2 family restaurants and 1 casual restaurant

***Assumes offices each total 25,000 ft² or less, 10,000 ft² average space

****Assumes 2 bedrooms units in buildings of more than 2 units but less than 20

*****Assumes one leisure hotel, no auxiliary space

*****Rates adjusted for December peak

Appendix

Other Parking Rates

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armand's, Sarasota, FL
Single Family	2.0 per unit	Not specifically address	Not specifically addressed	2.0 per unit + guest spaces (see below)	1.0 per unit	Min: 1.0-2.0 per unit Max: 2.0-3.0 per unit	2.0 per unit
Assisted Living Facilities	1.0 per 3 beds + 1.0 per employee on average day shift	Not specifically address	Not specifically addressed	1.0 per employee + 0.1 per person in licensed capacity	1.0-4.0 per room	1.0 per 2 employees + 1 per 2 units	0.5 per bed
Auto Repair	2.5 per bay + 1.0 per 250 ft ² office or customer area	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ² 0.35 short-term and 0.175 long-	4.5 per 1,000 ft ² CBD:1.0 space per 500 ft ²	CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	Not Specifically Addressed	Min: 1 per service bay + 1 per 2 employees on peak shift Max: 3 per bay + 1 per 2	1 per bay + 1 per pump + 1 per 200 ft ²

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armand's, Sarasota, FL
		term bicycle parking				employees on peak shift	
Beauty Salon and similar	1.0 per 250 ft ²	spaces per 1,000 ft ² also required.	<5,000 ft ² : 4.5 per 1,000 ft ² >5,000 ft ² : 4.5 per 1,000 ft ² +0.5 per workstation	2.0 per workstation OR 4.0 per 1,000 ft ² , whichever is greater CBD: <15k ft ² : 2.5 per 1,000 ft ² >15k ft ² : No requirement for first 2,000 ft ² , then 1.5 per 1,000 ft ²	1.0 per 200-300 ft ²	Min: 2 per workstation + 1 per 2 employees on peak shift Max: 3 per workstation + 1 per 2 employees on peak shift	1 per workstation + 1 per 250 ft ²
Bowling Alley	3.0 per alley		4 per lane	0.33 per person in permitted occupancy	Not Specifically Addressed	Not Specifically Addressed	Not Specifically Addressed
Commercial Recreational	1.0 per 250 ft ²		Not specifically addressed	Not specifically addressed			1.0 per 250 ft ²
Furniture, Appliance Retail	1.0 per 400 ft ²			2.5 per 1,000 ft ² + 1.5 per 1,000 ft ² of storage space	1.0 per 200-300 ft ²	Min: 1.0 per 350 ft ² Max: 1.0 per 200 ft ²	1.0 per 250 ft ²

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armand's, Sarasota, FL
Hospitals	1.0 per 3 beds + 1.0 per employee on peak shift	Not specifically addressed	1.5 per bed + 1.0 per 1,000 ft ² open to public	1.0 per 3 beds + 1.0 per 5 avg. daily outpatient visits + 1.0 per 10 daily ER visits	1-4 per room	Min: 1 per 250 ft ² Max: 1 per 200 ft ²	1.5 per bed
Industrial and Manufacturing	1.0 per 500 ft ²	Min: 0.25 per 1,000 ft ² Max: 2.0 per 1,000ft ² 0.1 short-term and 0.04 long-term bicycle parking spaces per 1,000 ft ² also required.	1.0 space per 1,000 ft ² CBD: 1.0 space per 500 ft ²	2.0 space per 1,000 ft ² storage space + additional office minimum calculated separately	Not Specifically Addressed	Min: 1 per 2 employees on peak shift Max: 1 per employee on peak shift	1 per 500 ft ²
Laundromats	1.0 per 2 washing machines	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ²	Not specifically addressed	1.0 per 2 washing machines	See General Retail	Not Specifically Addressed	Not Specifically Addressed
Medical Offices	1.0 per 200 ft ²		5.0 space per 1,000 ft ²	4.11 space per 1,000 ft ²	1.0 per 200-300 ft ²	Min: 1.0 per 350 ft ²	Cumulative of ranges ≤3,000ft ² : 1 per 200 ft ²

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		0.35 short-term and 0.175 long-term bicycle parking spaces per 1,000 ft ² also required.				Max: 1.0 per 250 ft ²	3,001-5,000 ft ² : + 1 per 250 ft ² 5,001-10,000 ft ² : + 1 per 300 ft ² 10,001-20,000 ft ² : + 1 per 350 ft ² >20,000 ft ² : + 1 per 400 ft ²
Dental Offices							1 per 175 ft ²
Showroom	1.0 per 350 ft ² office + 1.0 per 700 ft ² storage		1.0 space per 500 ft ²	2.5 space per 1,000 ft ² + 1.5 per 1,000 ft ² of storage	See General Retail	See General Retail	See General Retail
Theaters	1.0 per 4 seats + 1.0 per employee		1.0 space per 500 ft ²	0.25 per person in permitted occupancy	Not Specifically Addressed	Min: 1 per 4 seats Max: 1 per 3 seats	1 per 4 seats
Funeral Homes	1.0 per 4 seats + 1.0 per employee		4.0 per 1,000 ft ² + 3 per 10 chapel seats			Min: 1 per 4 seats of largest public room + 1 per	1 per 5 seats in chapels with fixed seating or 1 per 60 ft ² in chapels without fixed seating

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						2 employees on peak shift Max: 1 per 2 seats of largest public room + 1 per 2 employees on peak shift	
Warehouse	1.0 per 1,000 ft ²	Min: 0.25 per 1,000 ft ² Max: 2.0 per 1,000ft ² 0.1 short-term and 0.04 long-term bicycle parking spaces per 1,000 ft ² also required.	1.0 space per 1,000 ft ²	0.5 space per 1,000 ft ² storage space + additional office minimum calculated separately	1.0 per 200-300 ft ²	Min: 1 per 2 employees on peak shift Max: 1 per employee on peak shift	1.0 per 300 ft ² office space + 1.0 per 1,500 ft ² storage space
Pain Management Clinics	1.0 per 100 ft ²	See Medical Office above	5.0 space per 1,000 ft ²	See Medical Office above	See Medical Office above	See Medical Office above	See Medical Office above

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Shopping Centers	Not Specifically Addressed	Not Specifically Addressed	25k-400k ft ² : 4 per 1,000 ft ² 400k-600k ft ² : 4.5 per 1,000 ft ² 600k+ ft ² : 5 per 1,000 ft ²	Not Specifically Addressed	1.0 per 250 ft ²	Not Specifically Addressed	1.0 per 250 ft ²
Call Center	Not Specifically Addressed	Not Specifically Addressed	2.0 space per 1,000 ft ² + 1.0 per workstation	Not Specifically Addressed	Not Specifically Addressed	Not Specifically Addressed	Not Specifically Addressed
B&B and Boarding Houses	1.0 per room + 1.0 per employee	Min: 2.0 per 1,000 ft ² Max: 3.5 per 1,000ft ² 0.35 short-term and 0.175 long-term bicycle parking spaces per 1,000 ft ² also required.	0.7 space per guest room + 1.0 space per 800 ft ² of meeting rooms and shops	1.0 per room + 2.0 per manager/owner	1-2 per guest room	Min: 1 per room + 1 for managers or owners + 1 per employee Max: 2 per room + 2 for managers or owners + 1 per employee	1 per guest room + 1 per D.U.

	Winter Park, FL	Davidson, NC	Delray Beach, FL	Highland Park, IL	Mt. Pleasant, SC	Asheville, NC	St. Armand's, Sarasota, FL	
Church	1.0 per 4 seats + 1.0 per resident + 0.5 per permanent employee	1.0 per 8 seats in main assembly area	1.0 per 4 seats	0.25 per person in permitted occupancy	3-5 per 100 ft ² of main assembly area	Min: 1 per 4 seats or 1 per 200 ft ² Max: 1 per 3 seats or 1 per 150 ft ²	1 per 5 seats in chapels with fixed seating or 1 per 60 ft ² in chapels without fixed seating	
Lodges			1.0 per 4 seats or 1.0 per 50 ft ² , whichever is greater	0.33 per person in permitted occupancy	Not Specifically Addressed	Min: 1 per 350 ft ²	Not Specifically Addressed	
Nonprofit Halls			0.3 per seat or 1.0 per 50 ft ² , whichever is greater				Max: 1 per 250 ft ²	
Private Clubs						Not Specifically Addressed	1.0 per 200 ft ²	
Tennis, Racquetball Courts		3.0 per court	Not specifically addressed	4.0 per court				Not Specifically Addressed
Community Centers		1.0 per 250 ft ²		0.3 per seat or 1.0 per 50 ft ² , whichever is greater	0.25 per person in permitted occupancy			

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Post Office	1.0 per 250 ft2		5.0 per 1,000 ft2 + employee parking area	Determined by Zoning Administrator			
Gymnasiums and Stadiums (excluding schools)	1.0 per 4 seats			0.33 per person in permitted occupancy	1 per 3-5 seats		1 per 4 fixed seats + 1 per 100 ft2 capable of being used for temporary seating
Library	1.0 per 375 ft2		4.0 per 1,000 ft2 open to public	0.25 per person in permitted occupancy	Not Specifically Addressed		1 per 300 ft2
Museums	Case-by-Case		5.0 per 1,000 ft2 open to public			Min: 1 per 350 ft2 + 1 per 2 employees on peak shift Max: 1 per 250 ft2 + 1 per 2 employees on peak shift	Not Specifically Addressed
Assembly Hall with fixed seats	1.0 per 4 seats + 1.0 per employee	1.0 per 8 seats in main assembly area	0.3 per seat or 1.0 per 50 ft2, whichever is greater	0.33 per person in permitted occupancy		Min: 1 per 4 seats or 1 per 200 ft2	

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						Max: 1 per 3 seats or 1 per 150 ft ²	
Fire Station	Not specifically addressed	Not specifically addressed	1.0 per employee on peak shift	Not Specifically Addressed		Not Specifically Addressed	
Kindergarten and Day School	1.0 per employee + off-street loading space	Min: 2.0 per classroom Max: 2.25 per classroom Off-street loading space 0.01 short-term and 0.04	1.0 per 300 ft ²	1.0 per employee + 0.1 per person in licensed capacity	2-10 per classroom	Min: 1 per 2 employees + 1 per 10 children Max: 1 per employee + 1 per 10 children	1 per 300 ft ² + 3 for off-street loading and unloading
Elementary	1.0 per employee + off-street loading space	long term bicycle parking spaces per	2.0 per classroom + 50% of the requirement of an auditorium or stadium	Determined by Zoning Administrator		Min: 2 per classroom	2 per classroom+ auxiliary uses calculated separately (i.e., office, auditorium)
Junior High						Max: 3 per classroom	

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Senior High	1.0 per employee + 1.0 per 2 students + off-street loading	classroom also required.	1.0 per 5 students accommodated at maximum possible capacity		5-10 per classroom OR 1-2 per 100ft ² of main assembly area, whichever is greater	Min: 5 per classroom Max: 10 per classroom	6 per classroom+ auxiliary uses calculated separately (i.e., office, auditorium)
College or University	space + 1.0 per 10 auditorium seats	Not specifically addressed				Min: 1 per 3 employees + 1 per 3 FT commuter students Max: 1 per employee + 1 per FT commuter student	10 per classroom + auxiliary uses calculated separately (i.e., office, auditorium)
Vocational	1.0 per 2 students + 1.0 per employee						