

*Town of Dewey Beach, DE
Friday, November 12, 2021*

Chapter 185. Zoning

Article VI. Off-Street Parking

§ 185-35. Off-street parking requirements.

- A. General requirements. When any building or structure is hereafter erected or structurally altered, or any building or structure is converted for any use listed below, accessory off-street parking spaces shall be provided as follows:
- (1) Residential parking requirements. Every dwelling unit in a residential structure, whether a detached single-family detached dwelling or one of several dwelling units in a multifamily residential or mixed-use structure, in each zoning district shall require a minimum number of off-street parking spaces equal to the sum of two spaces allocated for the first three bedrooms plus one additional space per additional bedroom.
 - (2) Bed-and-breakfast inn. Operation of a bed-and-breakfast inn shall require one off-street space for every two dedicated bed-and-breakfast inn bedrooms in addition to such spaces as are required under residential parking requirements for the private portion of the home or townhouse.
 - (3) Convention center. Operation of a convention center shall require one space per 200 square feet of net patron area or one space for every four seats, whichever is greater.
 - (4) Office, public, or institutional use. Operation shall require one space for staff and visitor parking per 400 square feet of gross building area; at least 50% of such spaces must be dedicated for visitor use.
 - (5) Dedicated patron use. Operation of commercial uses other than restaurant, convention center, office, public or institutional uses shall require one space dedicated to patron parking per 200 square feet of patron area.
 - (6) Restaurants.
 - (a) All zoning districts except for the PRB-1 and PRB-3 Zoning Districts: Restaurants with 2,000 square feet or less assigned for patron use shall have no off-street parking requirements. Restaurants with more than 2,000 square feet assigned for patron use shall have one space for each 200 square feet assigned for patron use, including open decking.
 - (b) PRB-1 and PRB-3 Zoning Districts: All restaurants shall require one space for each 200 square feet of patron area, including open decking, regardless of the building size.
- B. Other commercial establishments.
- (1) Where 5,000 square feet or more are assigned for patron use, including open deck, one space for each 100 square feet assigned for patron use shall be required.

- (2) Where less than 5,000 square feet but more than 2,000 square feet are assigned for patron use, including open decking, one space for each 400 square feet assigned for patron use shall be required.
- (3) Where 2,000 square feet or less are assigned for patron use, including open deck, there shall be no off-street parking requirements.