

**Parking requirements for L' Restaurant**  
**(26-DR-05)**

As per the Downtown Overlay, the parking required for a Restaurant use is 1 space for each 120 square feet of gross floor area, plus 1 space for each 350 square feet of patio area, excluding the first 500 square feet if the patio is "oriented toward a publicly owned walkway"

Based on these requirements, and the fact that there is also a retail building on this parcel, the parking requirements for this site are as follows:

L' Restaurant

1,975 square feet of gross floor area @ 1:120 = 16.45 spaces  
500 square foot patio = none required (patio orients toward walkway)

Total parking required for restaurant = 16.45 spaces

Needlepoint Shop (retail)

1,669 square feet of gross floor area @ 1:300 = 5.56 spaces

Total parking required for retail use = 5.56 spaces

Total combined parking requirements for this site = 22 spaces

Credit for previous "automotive repair" use and existing retail use = 7.56 spaces (1 space per service bay. Previous automotive use had 2 service bays and an insignificant area of office, well below 300 square feet + 5.56 spaces for retail use). Round up to 8

Increase in demand to be made up via in-lieu parking program = 14 spaces (including credits for existing/previous uses)

As per Section IX of the Zoning Ordinance, a property wishing to take advantage of the in-lieu parking option is required to have at least 25% of their parking requirement on-site. 25% of 22 spaces = 5.5 spaces

Parking currently available on-site = 8 spaces (including 3 proposed spaces in rear)

Summary: Based on the provisions of the ordinance, this property meets the requirements needed to purchase in-lieu parking and also meets the basic criteria for a restaurant use.