

142 E Granville St Parking Analysis

Proposed use as Sunbury Dance Academy

CHAPTER S81.16 GENERAL DEVELOPMENT STANDARDS

g) - School, Trade/Business or Cultural Arts: 2 spaces per classroom, plus 1 space for every 2 students at design capacity. **(Page 200 of Zoning Code)**

Design capacity is subjective for the proposed use and varies based on the style of dance being done. Ballet, jazz, and acro type dances require more floor space per student. The Center for Educator Development in Fine Arts proposes “100 square feet per student”.

The proposed building will have 2 studios, one with a 1200 sq ft dance floor and one with a 576 sq ft dance floor, for an approximate total of 1800 sq ft of dance floor between two studios.

Assuming 100 sq ft per student, that would require 9 parking spaces to meet the requirement of “1 space for every 2 students at design capacity”. Four (4) additional spaces would be required to meet the “2 spaces per classroom” requirement, **bringing the zoning standards required parking to 13 spaces**. The proposed site plan includes space for 13 standard parking spots and 1 ADA parking spot.

From observation at Sunbury Dance Academy’s current location, 90-95% of visitors are only in the parking lot long enough to pick up or drop off their student. Based on this observation and the zoning code requirements for parking spaces of this type of building, we believe the proposed parking spaces to be of adequate quantity.