Subject of Interpretation:
Parking Requirements for Appointment Only Pilates Studio

Zoning Ordinance Section Number:
N/A

Title of Section:
N/A

Cause for Interpretation:
The applicant asked for an interpretation of the parking requirements relative to their proposed opening of a Pilates studio. In a letter addressed to the Zoning Administrator (ZA), and, they have detailed the proposed operation of their studio. As proposed, they intend to require appointments for each client, and intend not to operate the studio as an “open mat” facility, in which clients may come and go at their leisure. The result is a facility intended to be more akin to a physical therapy office, rather than one that operates like a health club or membership gym. Due to this reasoning, the applicant asked that their studio be interpreted to be a medical office use, rather than a health club.

Interpretation:
In making this interpretation, the required parking ratio for their operation would be reduced from one space per one hundred square feet (1 space/100 sq. ft.) to one space per two hundred square feet (1 space/200 sq. ft.). However, the medical office ratio is still almost double the general office requirement of one space per three hundred seventy five square feet (1 space/375 sq. ft.). In addition, the applicant has indicated that the instructor/student ratio will be one to three (1:3) for small group classes and a maximum of one to nine (1:9) for Barre open studio classes. The equipment studio takes up about a third of the total floor area and the Barre studio about a quarter. In other words, each of the two activities has limited space within a rather small overall studio size of less than 3000 sq. ft.

For these reasons, the Zoning Administrator agrees with their request, and has determined that their studio intends to operate in a manner akin to a medical office. This interpretation is conditioned upon the continued operation of the applicant’s Pilates studio in the manner described in their letter to the Zoning Administrator. If the limited appointment system is abolished in favor of open “walk-in” time frames, or if the instructor/student ratios increase above the 1:3 small group or 1:9 Barre studio ratios mentioned, or if the overall size of the Pilates studio expands beyond the 2800 sq. ft. mentioned in the letter, then this interpretation will need to be re-evaluated to confirm the assumptions made will remain the same or similar.