

Table 4-10-176.2 - Off-Street Parking Schedule for Non-Residential Uses

Use Category	Number of Parking Spaces Required	Number of Parking Spaces Required
ACCESSORY USES	<i>current</i>	<i>proposed</i>
Accessory Building	--	--
Carpport	--	--
Farm Accessory Building	--	--
Home Occupation	--	--
Kennel (Private)	--	--
Off-Street Parking Incidental to Main Use	--	--
Outdoor Retail Display	--	--
Swimming Pool (Private)	--	--
ACCOMMODATIONS & GROUP LIVING USES	<i>current</i>	<i>proposed</i>
Bed and Breakfast		2 spaces + 1 additional space per guest room
Boutique Hotel	1 per guest room	1 per guest room
Group Living Quarters		1 per 2 bedrooms
Hotel or Motel	1 per guest room	1 per guest room
Hotel or Motel with Associated Entertainment Uses(s)	1 per guest room + all spaces required for the entertainment use(s)	1 per guest room + all spaces required for the entertainment use(s)
Assisted Living Facilities	1 per 6 rooms or beds	1 per 6 rooms or beds
Recreational Vehicle Park	Parking only required for the park office and public facilities	1 per 4 recreational vehicle or camping spaces
Short-Term Rental	n/a	--
Sporting & Recreational Camps	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
AGRICULTURAL USES	<i>current</i>	<i>proposed</i>
Agricultural Supply Store	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Animal Feeding Lot	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Farm, Ranch, or Orchard	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Greenhouse or Plant Nursery, Retail	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 300 sf GFA
Greenhouse or Plant Nursery, Wholesale	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Livestock Auction	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Hatchery, Poultry	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Horse Lot (Commercial)	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Horse Lot (Private)	n/a	--
Stable (Private)	n/a	--
Community Garden	n/a	2 spaces
Market Garden	n/a	1 per 500 sf GFA
Urban Farm	n/a	--
Kennels or Veterinary Services, (including Hospitals), with outdoor areas	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Veterinary Office Only (excluding Hospitals), without outdoor areas	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
EDUCATIONAL AND INSTITUTIONAL USES	<i>current</i>	<i>proposed</i>
Cultural Facility	10 + 1 per 300 sf FA	10 spaces + 1 additional space per each 300 sf GFA
Cemetery or Mausoleum	n/a	--
Religious Institution	1 per 3 seats in the main sanctuary	1 per 100 sf GFA
College or University	1 per classroom, laboratory, or instruction area + 1 per 4 students accommodated in the institution	1 per classroom, laboratory, or instruction area + 1 per 4 students based on design capacity
Community Center		1 per 250 sf GFA
Criminal Justice Halfway House		1 per 4 rooms or beds
Commercial Day Care Facility	1 per 3 employees or 1 per 200 sf FA, whichever is greater	1 per 200 sf GFA

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Family Day Care Home, Public or Denominational Day Care	1 per 3 employees or 1 per 200 sf FA, whichever is greater	1 per 200 sf GFA
Residential Child-Care Facility	1 per 3 employees or 1 per 200 sf FA, whichever is greater	1 per 200 sf GFA
Fairgrounds or Exhibition Area	1 per 4 persons to be normally accommodated in the establishment	<i>Parking demand forecast required</i>
Institution of Charitable or Philanthropic Nature	10 + 1 per employee	1 per 300 sf GFA
Halfway House		1 per 4 rooms or beds
Hospital	1 per 2 beds	<i>Parking demand forecast required</i>
Library (Public)	10 + 1 per 300 sf FA	10 spaces + 1 additional space per each 300 sf GFA
Public Building, Office of Local, State, or Federal Agency	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 250 sf GFA
School, Business	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
School, Commercial Trade	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
School, Private, Elementary, or Secondary	for Elementary & Junior High Schools: 1 per classroom + 1 per 4 seats in any auditorium, gymnasium, or other place of assembly for High Schools: 1 per classroom, laboratory, or instruction area + 1 per 4 students accommodated in the institution	for Elementary & Junior High Schools: 1 per classroom + 1 per 4 seats in any auditorium, gymnasium, or other place of assembly for High Schools: 1 per classroom, laboratory, or instruction area + 1 per 4 students based on design capacity
School, Public or Denominational	for Elementary & Junior High Schools: 1 per classroom + 1 per 4 seats in any auditorium, gymnasium, or other place of assembly for High Schools: 1 per classroom, laboratory, or instruction area + 1 per 4 students accommodated in the institution	for Elementary & Junior High Schools: 1 per classroom + 1 per 4 seats in any auditorium, gymnasium, or other place of assembly for High Schools: 1 per classroom, laboratory, or instruction area + 1 per 4 students based on design capacity
Shelter		1 per 6 rooms or beds
ENTERTAINMENT AND RECREATIONAL USES		
	<i>current</i>	<i>proposed</i>
Adult Business	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Topless Establishment	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Amusement, Commercial (Indoor)	30 spaces + 1 space for each 100 sf of FA over 2,000 sf	30 spaces + 1 additional space per each 100 sf GFA over 2,000 sf
Shooting Ranges (Indoor)	1 per 4 persons to be normally accommodated in the establishment	2 spaces + 1 additional space per shooting position
Shooting Ranges (Outdoor)	1 per 4 persons to be normally accommodated in the establishment	2 spaces + 1 additional space per shooting position
Amusement, Commercial (Outdoor)	30 spaces + 1 space for each 100 sf of FA over 2,000 sf	30 spaces + 1 additional space per each 100 sf GFA over 2,000 sf
Country Club (Private)	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Day Camp For Children	1 per 4 persons to be normally accommodated in the establishment	<i>Parking demand forecast required</i>
Drag Strip or Commercial Racing	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Golf Course (Commercial)	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Park or Playground (Public)	1 per 4 persons to be normally accommodated in the establishment	1 per 400 sf
Playfield or Stadium (Public)	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Riding Club	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Rodeo Grounds	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy

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Sports Club Other Than Listed	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Swim or Tennis Club	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Swimming Pool (Commercial)	1 per 4 persons to be normally accommodated in the establishment	1 per 4 persons based on maximum occupancy
Theater or Playhouse in Building	1 per 3 seats; or for theaters having more than 10 movie screens—1 per 3.5 seats	1 per 4 seats; or for theaters with more than 10 movie screens—1 per 3.5 seats
Theater (Drive-In)		--
Zoo (Private or Public)		<i>Parking demand forecast required</i>
AUTOMOBILE SERVICE USES	<i>current</i>	<i>proposed</i>
Auto Glass, Muffler, or Seat Cover Shop	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Car Wash	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Auto Parts and Accessory Sales (Indoors)	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Automobile, Motorcycle, or Scooter Repair Garage, Painting Shop, or Body Rebuilding Shop	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA or 3 per service bay, whichever is greater
Auto Storage or Auto Auction	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Service Station or Auto Tune-up Shop	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA or 3 per service bay, whichever is greater
Gasoline or Fuel Service Station	6 spaces, excluding fueling positions	1 space per 200 sf retail Floor Area, excluding fueling positions
New or Used Automobile or Motor Vehicle Sales & Rental, In Structure	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
New or Used Automobile or Motor Vehicle Sales & Rental, Outdoor Lot	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA, plus adequate parking for rental or for-sale vehicles
New or Used Heavy Machinery Sales, Rental, or Repair	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Steam Cleaning of Vehicles or Machinery	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Tire Retreading or Capping	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
COMMERCIAL USES	<i>current</i>	<i>proposed</i>
Alcohol Production Facility	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Bakery, Wholesale	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Cabinet and Upholstery Shop	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Cleaning, Dyeing or Laundry Plant	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Contractor Storage or Equipment Yard	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA plus 1 per each 5,000 sf of storage yard
Crematory	n/a	1 per 500 sf GFA
Event Venue	n/a	1 per 50 sf GFA
Flea Market (Screened)	1 per 200 sf leasable area, including customer circulation areas and display areas	1 per 300 sf of leasable area
Flea Market (Unscreened)	1 per 200 sf leasable area, including customer circulation areas and display areas	1 per 300 sf of leasable area
Laboratory Manufacturing	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Laboratory, Scientific or Research	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Light Fabrication and Assembly Processes	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Milk Depot, Dairy or Ice Cream Plant	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Self-Storage Facility	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA

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Use Category	Number of Parking Spaces Required	Number of Parking Spaces Required
Mobile Home Sales or Rental	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
New Building Material Sales and/or Storage	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 400 sf GFA up to 30,000 sf, plus 1 per 600 sf GFA above 30,000 sf
Outdoor Storage		1 per each 5,000 sf of outdoor storage
Pest Control Service	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Petroleum Products Storage and Wholesale	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Specialty Trade Contractors	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Portable Building Sales	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Sign Manufacturing Shop	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Storage Warehouse	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Welding or Machine Shop	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Wholesale Office, Storage, or Sales Facilities	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
MANUFACTURING AND INDUSTRIAL USES	<i>current</i>	<i>proposed</i>
Landfill (Nonputrescible Material)	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Sanitary Landfill	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Light Manufacturing or Industrial Uses as Defined By Section 4-10-292, Performance Standards for Light Industrial Uses	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Heavy Manufacturing or Industrial Uses as Defined By Section 4-10-293, Performance Standards For Heavy Industrial Uses	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
NATURAL RESOURCE STORAGE AND EXTRACTION USES	<i>current</i>	<i>proposed</i>
Caliche Pit and Storage Area	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf
Mining and Storage of Mining Waste	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf
Petroleum Collecting and Storage Facilities	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf
Petroleum or Gas Well	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf
Topsoil Earth, Stone, Sand, or Gravel Extraction or Storage	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf
RETAIL AND SERVICE USES	<i>current</i>	<i>proposed</i>
Banks or Credit Institutions	1 per 600 sf FA	1 per 600 sf GFA
Business Service Establishments	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 400 sf GFA
Catering Service	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Cleaning Shop or Laundry (Limited Area)	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Cleaning or Laundry Self Services Shop	1 per 200 sf FA	1 per 200 sf GFA
Corner Store	n/a	1 per 400 sf GFA
Drinking Places	1 per 45 sf, including balconies, of usable FA	1 per 50 sf of usable seating area
Eating Places (without drive-thru or drive-in service)	1 per 45 sf of usable seating area	1 per 50 sf of usable seating area
Eating Places (with drive-thru or drive-in service)	1 per 45 sf of usable seating area	1 per 50 sf of usable seating area
Garden Shop and Plant Sales	1 per 200 sf FA	1 per 300 sf GFA
Laboratory, Medical or Dental	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Mobile Food Units	n/a	--
Mobile Ice Cream/Frozen Dessert Vehicles	n/a	--

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Use Category	Number of Parking Spaces Required	Number of Parking Spaces Required
Morgue, Mortuary, or Ambulance Service	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Non-Motorized Food Vending Cart	n/a	--
Offices, General Business or Professional	1 per 400 sf FA	1 per 400 sf GFA
Offices and Clinics, Medical or Dental	1 per 300 sf FA	1 per 300 sf GFA
Pawn Shop	1 per 200 sf FA	1 per 300 sf GFA
Personal Service Establishments	1 per 200 sf FA	1 per 300 sf GFA
Pet Care Services	1 per 200 sf FA	1 per 300 sf GFA
Repair Services	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 400 sf GFA
Retail Trade Establishments not otherwise listed	1 per 200 sf FA	1 per 300 sf GFA up to 20,000 sf, plus 1 per 500 sf GFA above 30,000 sf
Tool and Light Vehicle Retail and Sales (Not Heavy Machinery)	1 per 200 sf FA	1 per 300 sf GFA
SPECIAL INDUSTRIAL PROCESSES		
	<i>current</i>	<i>proposed</i>
Asphalt or Concrete Batching Plant	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Brick Kiln or Tile Plant	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Cement or Hydrated Lime Plant	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Dump or Sanitary Fill Area	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Hazardous Waste Collection, Processing or Disposal	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Junk or Salvage Yard	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Recycling Collection Facility	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Receiving Center for Recyclable Items	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Slaughter House or Meat Packing Plant	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
Smelter or Refinery	1 per 2 employees or 1 per 1,000 sf FA, whichever is greater	1 per 1,000 sf GFA
TEMPORARY USES		
	<i>current</i>	<i>proposed</i>
All Temporary Uses		Subject to Temporary Use Permit
TRANSPORTATION-RELATED USES		
	<i>current</i>	<i>proposed</i>
Airport	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	Parking demand forecast required
Airstrip or Landing Field	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Bus Station or Terminal	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	Parking demand forecast required
Hauling or Storage Company	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA
Heliport	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	Parking demand forecast required
Helistop	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Helistop, Small	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Motor Freight Terminal	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA
Railroad Freight Terminal	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA
Railroad Passenger Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	Parking demand forecast required
Railroad Track or Right of Way	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Railroad Team Track	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA

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Use Category	Number of Parking Spaces Required	Number of Parking Spaces Required
Railroad Yard or Roundhouse	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA
Parking Lot or Structure (Commercial Auto)	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Parking Lot, Truck/Truck Stop	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
UTILITY USES		
	<i>current</i>	<i>proposed</i>
Electrical Substation	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the substation
Electrical Energy Generating Plant or Wind Generator	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 1,000 sf GFA
Electrical Transmission Line	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Fire Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Gas Line and Regulating Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Local Utility Line	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	--
Public Building Shop or Yard of Local, State, or Federal Agency	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Radio, Television or Microwave Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the tower
Radio or Television Transmitting Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the transmitting station
Sewage Pumping Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the pumping station
Sewage Treatment Plant	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Communication and Broadcast Towers	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the tower
Utility Shops or Storage Yards or Buildings (Private)	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA
Water Standpipe or Elevated Water Storage	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the standpipe or water storage
Water Reservoir, Well, or Pumping Station	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 space + a paved driveway for vehicular access to the reservoir, well, or pumping station
Water Treatment Plant	1 per 500 sf gross Floor Area or 1 per 2 employees, whichever is greater	1 per 500 sf GFA

Key: sf = square feet | GFA = Gross Floor Area | -- = no spaces required