

## ATTACHMENT 2

### AMENDMENTS TO THE PARKING CODE: FORMULAS – PRELIMINARY RECOMMENDATION

Objectives:

1. Ensure sufficient off-street parking
2. Reduce heat-island impact of parking areas
3. Simplify the standards
4. Base the parking formulas on easy to quantify standards, such as building square footage
5. Reflect best practices from other cities, both local and national

Key:

Sq. ft. = square feet  
 GFA = gross floor area  
 GLA = gross land area

LAND USE	VEHICLE PARKING	
	CURRENT	PRELIMINARY RECOMMENDATION
Agricultural	None required	None required
<b>Automotive (formerly within Commercial Services &amp; Retail)</b>		
Auto & Vehicle Repair	9 spaces/bay for the first two (2) bays provided. 5 spaces/bay for each additional bay provided up to and including four (4) bays. 2 spaces/bay for each additional bay provided over four (4) bays.	3 spaces/service bay
Automobile Service Station	1 space/per employee but not less than 2 spaces.	1/200 sq. ft. GFA
Car Wash (Automatic)	4 spaces plus 1 space for each vacuum bay, wash bay, and drying space and 1 stacking space for each vacuum bay.	4/washing lane
Car Wash (Self Service)	1 stacking space per wash	N/A
<b>Commercial</b>		
<ul style="list-style-type: none"> <li>▪ Construction Service &amp; Maintenance</li> <li>▪ Funeral Service</li> <li>▪ Household Goods Donation Center</li> <li>▪ Technical Service</li> <li>▪ Trade Service and Repair (minor)</li> <li>▪ Transportation Service</li> </ul>	1/250 sq. ft.	1/300 sq. ft. GFA
Bank (financial services)	1/175 sq. ft. GFA	1/200 sq. ft. GFA
Billboard	None required	None required
Eating and Drinking Establishments, café,	1/50 sq. ft. GFA excluding kitchen and storage area	1/100 sq. ft. GFA

LAND USE	VEHICLE PARKING	
	CURRENT	PRELIMINARY RECOMMENDATION
restaurant, cafeteria, bar, drive-in, food bar, juice stand	<b>OR</b> 1/100 sq. ft. GFA.  (On-site consumption only = 1/100 sq. ft. GFA)	
Hotel or Motel	1 space per rental unit.	1.25/rental unit plus 1/100 sq. ft. GFA of conference, banquet, and restaurant space.
Membership Organization	1 space/5 fixed seats in all combined public assembly areas or 1 space/50 sq. ft. of floor area without fixed seats in all combined public assembly	1/100 sq. ft. GFA
Personal Service (beauty or barber shop, dry cleaners, mail center, etc.)	1/100	1/200 sq. ft. GFA
Personal Storage	<ul style="list-style-type: none"> <li>▪ None (0) required, if storage units have direct vehicular access, and a minimum of two (2) for any associated office</li> <li>▪ 1/4,000 sq. ft. GFA if storage units do not have direct vehicular access, and a minimum of two (2) for any associated office</li> </ul>	No change proposed
Professional Office (including mixed use office building); Except:	1/200 sq. ft. GFA for the first floor plus 1/250 sq. ft. GFA for all other floors (above or below ground level).	1/300 sq. ft. GFA
Medical or Dental	1/200 sq. ft. GFA	1/200 sq. ft. GFA
Retail Sales (including Convenience Store); Except:	1/200 sq. ft. GFA	No change proposed
Commercial Center: Up to 600,000 sq. ft.	1/200 sq. ft. GFA	1/250 sq. ft. GFA.
More than 600,000 sq.ft.	1/200 sq. ft. GFA	1/225 sq. ft. GFA
Swap Meet, Auction	Indoor – 1/100 sq. ft. GFA (indoor)  Outdoor – 1/100 sq. ft. of swap meet site area, excluding vehicular use areas.	No change proposed
Vehicle Rental and Sales	1/250 sq. ft. GFA plus 1/10,000 sq. ft. of GLA	1/200 sq. ft. GFA plus 1/10,000 sq. ft. GLA
Veterinary Clinic	1/400 sq. ft. GFA	No change proposed
Wholesale	1/2,000 sq. ft. of storage area for the first 20,000 sq. ft. of storage area plus 1/10,000 sq. ft. of storage area over 20,000 sq. ft. of storage area	1/1000 sq. ft. GFA

LAND USE	VEHICLE PARKING	
	CURRENT	PRELIMINARY RECOMMENDATION
<b>Educational (currently Civic Use Group)</b>		
Day Care	1/200 sq. ft. GFA	No change proposed
Daycare/Home occupation	2 spaces for 5-10 clients in addition to those required for the residential use	
Elementary School	1/10 students plus 1/250 sq. ft. of floor area in office use. Drop-off area: 2 lanes, minimum 4 parallel stalls on inside lane.	2.5/classroom
Secondary School	1/5 students.	10/classroom
Post-Secondary or Trade School	1/200 sq. ft. GFA or 1/250 of office area plus 1/100 sq. ft. of classroom area, whichever is greater	1/200 sq. ft. GFA
<b>Industrial</b>		
Manufacturing, processing, refining, storage (excluding personal storage)	1/500 sq. ft. GFA	1/1,000 sq. ft. GFA
Research & Product Development	1/250 sq. ft. GFA	1/500 sq. ft. GFA
Salvage Yard	1/5,000 sq. ft. GLA	No change proposed
Storage (excluding Personal Storage)	1/5,000 sq. ft. GFA plus 1/5,000 sq. ft. of outdoor storage area for the first 20,000 sq. ft. of outdoor storage area plus 1/10,000 sq. ft. of outdoor storage area for over 20,000 sq. ft. of outdoor storage area	No change proposed
<b>Institutional</b>		
Cemetery	1/25 burial plots or columbarium units, unless a private street system is provided and designed to permit on-street parking.	1/25 burial plots or columbarium units
Civic Assembly	1/5 fixed seats in all combined public assembly areas plus 1/50 sq. ft. GFA without fixed seats in all combined public assembly areas.	1/200 sq. ft. GFA
Hospital	1 per bed	1 per bed
Nursing Home, Assisted Living	1 per 2 beds	1/unit or 1 per bed
Outpatient or Urgent Care Facility	1/175 sq. ft. GFA	1/200 sq. ft. GFA
Public or semi-public use (Post Office, Police Station, Library, Museum, etc.)	From 1/150 sq. ft. GFA to 1/250 sq. ft. GFA based on specific use	1/300 sq. ft. GFA
Religious (including associated uses such as gymnasiums, day care	1/5 fixed seats in all combined public assembly areas or 1/50 sq. ft. of floor area without fixed seats in all	1/100 sq ft GFA

LAND USE	VEHICLE PARKING	
	CURRENT	PRELIMINARY RECOMMENDATION
and other associated uses except schools, which shall provide additional parking as required under “educational uses” on this table)	combined public assembly areas	
<b>Recreational</b>		
Campground (Travelers’ Accommodation – Campsite)	1/campsite to be located at or in close proximity to the campsite plus 1/300 sq. ft. GFA to be grouped together in close proximity to common use facilities	1/campsite + 1/300 sq. ft. for common use facilities
Indoor Entertainment or Recreation	Formulas vary on specific use. Examples include: <ul style="list-style-type: none"> <li>▪ 1/50; 1/75; or 1/200 (all sq. ft. GFA);</li> <li>▪ Parking area equal to or greater than area occupied by carnival or circus</li> <li>▪ 1/4 fixed seats or 1/40 sq. ft. GFA w/o seats (Theater – Movie); 1/5 fixed seats (Sports Stadium &amp; Theater – Live ); 5/bowling lane; 5/basketball court; 2/tennis court</li> </ul>	1/100 sq. ft. GFA
Outdoor Entertainment	See <i>Indoor Entertainment or Recreation</i> for formulas currently used.	1/300 sq. ft. of site area accessible to the public, excluding parking area
Outdoor Recreation, Zoo, Except:	Parking area equal to 30% of the area occupied by zoo. See <i>Indoor Entertainment or Recreation</i> for additional formulas currently used.	1/100 sq. ft. GLA
Golf Course	36/9 holes	4/hole
Driving Range	1/fixed tee	1/fixed tee
<b>Residential</b>		
Single-Family & Mobile Home Dwellings, Except:	2 spaces/dwelling unit plus visitor parking at 0.25 space/dwelling unit, unless on-street parking is available on both sides of the street on which the lot fronts	No change proposed
Single-Family and Mobile Home Dwellings with 5 bedrooms or more in a R-1 zone	3 spaces plus one 1 space/bedroom over 5 bedrooms	No change proposed
Multifamily Dwellings (0-70 units/acre):		
Studio less than 400 sq.	1 space/dwelling unit	No change proposed

LAND USE	VEHICLE PARKING	
	CURRENT	PRELIMINARY RECOMMENDATION
ft.		
Studio more than 400 sq. ft., and One Bedroom	1.5 space/dwelling unit	
Two Bedrooms	2 space/dwelling unit	
Three Bedrooms	2.25 space/dwelling unit	
Four or more bedrooms	2.5 space/dwelling unit	
Multifamily Dwellings (over 70 units/acre)	1.25 space/dwelling unit	No change proposed
Projects of any density for the elderly or the physically disabled	0.75 space/dwelling unit	No change proposed
Group Dwelling	0.5 space/resident plus 2 spaces/resident family	No change proposed
Dormitory, Fraternity, or Sorority	0.7 space/resident. On projects where rent/lease of space is by the bedroom, the requirement is 0.85 space/bedroom or 2 space/dwelling unit, whichever is greater	No change proposed
Residential Care Services:		No change proposed
1 – 5 residents	3 spaces	
6 – 10 residents	4 spaces	
11 – 15 residents	5 spaces	
16 – 20 residents	6 spaces	
21 or more residents	1 space per 2 beds	
Utilities		
Distribution, Generating, & Sanitation	1/500 sq. ft. GFA, with a minimum of two (2) spaces per facility	No change proposed