

MEMO

To: Planning Commission

From: Commissioner Jones

Hello Planning Commission,

I accepted all changes in the Table distributed by Julia in the Table below. Then I used track changes to illustrate how the table could be simplified and slightly modified to reduce some of the parking standards.

Parking is very expensive to build and results in excess impervious surfaces and stormwater issues. Generally, our goal as planners is to “right size” parking for the actual uses. I have seen many good projects abandoned because of the high cost of providing parking.

Additionally, I recommend adding the option for people to request a use permit for an exception from any parking requirement.

Thanks,

Marie

Table 20.180-A – Required Parking	
Residential Uses	Off-Street Parking Spaces Required
Single- and two-family dwellings (See Section 20.048.010 for parking standards for Accessory Dwelling Units)	Two (2) spaces for each unit.
<u>Single- and two-family dwellings</u> <u>Caretakers Unit</u> (See Section 20.048.010 for parking standards for Accessory Dwelling Units) Multi-family dwellings <u>Supportive Housing</u> <u>Transitional Housing</u>	(A) one (1) space per unit for one (1) bedroom, (B) one and one-half (1½) spaces per unit for two (2) bedrooms, (C) two (2) spaces per unit for three (3) or more bedrooms. (B) If residences are in conjunction with a commercial enterprise, residential parking requirements may be waived or modified by the Director. (C) Multifamily development in the R-3 zone shall require one parking space per unit, with visitor parking provided <u>required</u> at the Director’s discretion.
Caretaker Units	1 space per unit
Group Residential	1 space per employee, plus 1 per bedroom or 1 per every two beds, whichever is greater
Mobile Home Parks	1 spaces for each mobile home space

Table 20.180-A – Required Parking

Residential Care Facilities, Small Residential Care Facilities, Large Residential Facility, Assisted Living	1 space for every 500 square feet of gross floor area <u>of 1 space for each 5 beds, whichever would yield less-</u>
Residential Care Facilities, Large	1 space for every 500 square feet of gross floor area.
Residential Facility, Assisted Living	1 space per every 3 beds.
Supportive Housing	None beyond the parking required for the residential use type.
Transitional Housing	None beyond the parking required for the residential use type.
Recreational Uses	Off-Street Parking Spaces Required
Places of public assembly with fixed seats. This category includes: auditoriums, exhibit halls, dance halls, places of worship, <u>mortuaries</u> and other buildings used for public assembly.	1 space for every <u>five-four</u> seats, or 1 space for each seven lineal feet of bench seating
Places of public assembly without fixed seats. This category includes: auditoriums, exhibit halls, dance halls, places of worship, and other buildings used for public assembly.	1 space per <u>2400</u> square feet of assembly area
Indoor Recreation Bowling centers	4 spaces for each lane plus one space for each shift employee-1 space for each 400 SF of floor area
Billiard and card rooms	2 spaces for each table
Outdoor Recreation Golf, driving and shooting ranges	Determined by Administrative Permit. 4 spaces per tee, 1 ½ spaces per range stall
Commercial swimming pools	1 space per 100 square feet of pool area (total of water and adjacent deck area)
Skating rinks and commercial recreational areas (e.g., water slides)	1 space for each 100 square feet gross floor area of skating or recreational area
Tennis, handball and racket courts	2 spaces per court, plus one space for each shift employee
Institutional Uses	Off-Street Parking Required
Hospitals	<u>12 spaces</u> per each permanent bed <u>plus 1 space for each 500 square gross floor area.</u>
Convalescent homes and nursing homes	See “Residential Facility, Assisted Living”

Table 20.180-A – Required Parking

Day care and nursery schools	1 space per 500 square feet of floor area <u>employee</u>
Mortuaries with chapels	1 space for every four seats or one space for each seven lineal feet of bench or pew.
Public, parochial and private elementary schools	1 space for each employee, plus one space for each five students of planned capacity <u>loading area for student pickup</u>
Public, parochial, and private high schools	<u>1 space per employee plus 1 space per 5 students. 6 per classroom plus 1 per 350 square feet of office/administrative area</u>
Colleges, art, craft, music and dancing schools, business, professional and trade schools	1 space for each employee, plus one space for every two students of planned <u>daily</u> capacity
Professional Office Uses	Off-Street Parking Requirements
<u>All professional offices including mMedical, dental, optometry or chiropractic offices and clinics, Banks, lending agencies, financial institutions, governmental institutions, and public utility offices</u>	1 space per 300 gross square feet of floor area, plus 3 spaces per doctor or dentist or similar health professional
Research facilities	1 space per employee, plus one <u>1</u> space per 500 gross square feet.
Banks, lending agencies, financial institutions, governmental institutions, and public utility offices (including those with drive-up facilities) <u>Drive throughs</u>	1 space per 300 square feet of gross floor area Drive-up facilities shall have a stacking area for 5 vehicles When part of a mixed-use project, shared parking arrangements are allowed
All other professional offices	1 space per 300 square feet of gross floor area
Retail and Commercial Uses	Off-Street Parking Requirements
General retail sales, repair and services	1 space per 4 300 square feet of gross floor area, including office, storage, restrooms, etc.
Retail sales of large appliances, automobiles, furniture or other similar bulky merchandise	1 space per 500 square feet of gross floor area
Restaurants, bars, taverns, lunchrooms, nightclubs and cocktail lounges	1 space for every 5 (five) <u>3 three</u> seats or one stall per 250 <u>400</u> square feet of floor area devoted to dining, whichever is greater
Barber and beauty shops	1 space for each barber chair or beautician station, plus one space for each employee working on the largest shift
Uncovered retail sales area for landscaping nurseries, vehicles and construction materials	1 space for each 1,000 square feet of gross display area, plus one space per employee

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Automotive repair garages	3 spaces for each service bay, plus one space for every employee
Fueling Stations	1 space for each employee
Convenience Stores	1 space for each 1,000 square feet of gross floor area, minimum of 3 spaces
Hotels and motels	1 space for each guestroom, plus two spaces for employees
Bus stations, train depots and other transportation depots	1 space for each employee, plus user parking As determined by the Director
Undefined commercial uses	1 space per 250 square feet of gross floor area, subject to additional spaces depending on the eventual uses
Type of Industrial Use	Off-Street Parking Required
Manufacturing and General Industrial Uses	1 space per 500 square feet of gross floor area for projects up to 10,000 square feet 1 space per 1,000 square feet of gross floor area for projects over 10,000 square feet
Office area within a manufacturing or industrial building	Park per the standard for “All professional offices”
Recycling Collection facility	1 space for each 3,000 square feet of site area, plus 1 additional parking space for each commercial vehicle operated by the facility
Self-storage facility	1 space per 50 units or spaces, plus two spaces for the manager’s unit
Warehousing/Distribution and Fulfillment Centers	1 space per 2,500 square feet of warehouse space, plus parking for office per the standard for “All professional offices”
Mixed Use	Off-Street Parking Required
A single unified development or district that incorporates two or more different uses within walking distance of one another.	1 space for each 500 square feet of nonresidential gross floor area and one space for each dwelling unit.