

PARKING RATIO TABLE

(UDC Sec. 4.5.3B)

Please note that there are no parking requirements in the CBD zoning district, the SCBID Special Purpose District or the Univeristy District Overlay. Consult the [zoning atlas](#) for the geographic extents of these areas.

Use Category	Specific Use	Minimum Parking Spaces
SF= Square Feet FA = Floor Area		
RESIDENTIAL		
Household Living (see 2.9.2A)	Single-Family (Detached and Attached) and Two-Family	1.0 for each unit with 2 or less bedrooms; 2.0 for each unit with more than 2 bedrooms
	Single-Family (Detached and Attached) and Two-Family on lots less than 40 ft. in width	1.0 per unit
	Multifamily in the RU-4 and RU-5 zoning districts	1.0 per unit
	Multifamily in the RU-3 zoning district	1.25 for each unit with 1 or less bedrooms; 1.5 for each unit with 2 or more bedrooms
	Multifamily in all other zoning districts; Upper-Story Residential	
	Guest	0.15 per unit
	Studio	1.0 per unit
	1 bedroom	1.5 per unit
2 bedroom	1.5 per unit	
3 bedroom	1.5 per unit	
4 bedroom	1.5 per unit	
Live-Work	2.0 per residential unit	
Manufactured Home Unit	2.0 per unit	
Guest	0.2 per unit	
Group Living (see 2.9.2B)	All uses	1.0 per 4 beds
CIVIC		
Community Service (see 2.9.3A)	All uses	1.0 per 300 SF FA
Day Care (see 2.9.3B)	All uses	1 space for each 5 individuals accommodated, up to 50 individuals; for more than 50 individuals accommodated, 10 spaces plus 1 space per 10 individuals
Educational Facility (See 2.9.3.C)	Elementary, Middle, Junior High	1.0 per 300 SF of Classroom FA
	All other uses	1.0 per 300 SF of FA or 10 for every acre devoted to use as recreation fields, plus 1 for every 4 spectator seats in auditoriums, gymnasiums or fixed outdoor seating, whichever is greater.
Medical Facility (see 2.9.3D)	Hospital	0.5 space per bed (bassinets are not beds)& 1.0 space per doctor on staff + 0.5 space per employee
	All other uses	1.0 per 300 SF FA

Use Category	Specific Use	Minimum Parking Spaces
SF= Square Feet FA = Floor Area		
Park/Open Area (see 2.9.3E) <i>See also "Indoor and Outdoor Recreation" categories below</i>	Botanical garden, nature preserve, recreational trail, park, recreation field without fixed seats	No minimum parking requirements
	Cemetery, mausoleum, columbarium, memorial park including pet cemetery, burial grounds	1.0 per 150 plots plus 1.0 per 350 SF office area
	Recreation Field with fixed seats	1.0 per 10 seats or bench seating spaces
Passenger Terminal (see 2.9.3F)	All uses	1.0 per employee, plus 1.0 per 250 SF of terminal area
Place of Worship (see 2.9.3G)	All uses	1.0 per 10 seats or bench seating spaces in main worship space
Social Service Institution (see 2.9.3H)	All uses	1.0 per employee plus 1.0 per 250 SF office area
Utilities (see 2.9.3I)	All uses	None required
COMMERCIAL		
Funeral Services	Funeral Homes	1 space per 10 seats
	Any other funeral services	1.0 per 600 SF FA
Indoor Recreation (see 2.9.4A) <i>See also "Park/Open Area" category above</i>	Bar, tavern, cocktail lounge, nightclub, restaurant with entertainment and all other uses without fixed seats	1.0 per 300 SF FA
	Indoor sports facility and all other uses with fixed seats	1.0 per 4 seats
Office in OG district and all other districts (see 2.9.4B)	Call Center	1.0 per 150 SF FA
	All other uses	1.0 per 300 SF FA
Office in RW district	All uses	1.0 per 600 SF FA
Outdoor Recreation (see 2.9.4C) <i>See also "Park/Open Area" category above</i>	Recreational vehicle park	1.0 per 4 pad sites
	Golf course, country club	4.0 per hole & 1.0 per employee
	Outdoor shooting range	Min 5.0 & 1.0 per firing position
	Stadium or arena, commercial amphitheater	1.0 per 4 seats
	All other uses	1.0 per 500 SF FA & 1.0 per 1,000 SF of outdoor use area
Overnight Lodging (see 2.9.4D)	All uses	1.0 per room
Parking, Commercial (see 2.9.4F)	All uses	None required
Restaurant (see 2.9.4G)	Drive-in restaurant	1.0 per 100 SF FA
	All other uses	1.0 per 300 SF FA (square footage shall include outdoor patios and decks)
Retail Sales and Service (see 2.9.4H)	Furniture store	1.0 per 600 SF FA
	Art or photo studio, gallery	1.0 per 500 SF FA
	Retail Sales and Service with less than 4,000 square feet of floor area	1.0 per 1,000 SF FA
	All other uses	1.0 per 300 SF FA
Self-Service Storage (see 2.9.4I)	All uses	1 per 250 SF office space

Use Category	Specific Use	Minimum Parking Spaces
SF= Square Feet FA = Floor Area		
Vehicle Sales and Service (see 2.9.4J)	Car wash, self- and full-service	2.0 per bay
	Auto rental, sales or leasing or boat and recreational vehicle sales	1.0 per 500 indoor SF FA, plus 1.0 per 10,000 SF outdoor lot area
	All other uses	5.0 per bay or 1.0 per 250 SF FA, as applicable whichever is greater
Water-Oriented (see 2.9.4K)	All uses	1.0 space per 2 wet boat slips
INDUSTRIAL		
Wholesale Trade (see 2.9.5A)	All uses	1 per 300 SF FA office space + 1 per 4,000 SF indoor storage area
Light Industrial (see 2.9.5B)	Research or experimental laboratory, without manufacturing	1 per 300 SF office space
	All other uses	1 per 600 SF FA office space 1 per 4,000 SF indoor storage area
Warehouse and Distribution (see 2.9.5C)	All uses	1 per 500 SF FA office space 1 per 4,000 SF indoor storage area
Heavy Industrial (see 2.9.5D)	All uses	1 per 700 SF FA office space 1 per 4,000 SF indoor storage area
Waste-Related Service (see 2.9.5E)	All uses	1 per 250 SF FA office space 1 per 4,000 SF indoor storage area
OPEN		
Agriculture Uses (see 2.9.6A)	All uses	None required
Resource Extraction (see 2.9.6B)	All uses	None required

PARKING REDUCTION TABLE

(UDC Sec. 4.5.3E)

Factor	Applicable Use	Criteria	Parking Adjustment
Transit	All uses	Use is located within a 660-foot walking distance of a public transit stop.	10% Reduction
Pedestrian Access	Nonresidential	Use is located where residents of all residential and mixed use areas within 1,320 feet of the subject properly can walk to and from the nonresidential use using a continuous sidewalk system (ignoring intervening streets).	5% Reduction, non designated frontage 10% Reduction, designated frontage
Public Parking Facilities	Nonresidential	Use is located within 660-foot walking distance of a parking facility that is available for use by the public without charge (either directly or through a validation program in which the subject use participates).	10% Reduction
On-Street Parking	Residential Nonresidential	Use is located along one or more public street frontages where public parking is permitted. Where streets have been signed "No Parking" by the City or County, no credit for on-street parking is available. Partial credit may be granted for on-street parking that is restricted during certain hours. For instance, an on-street parking space with a parking prohibition between 7-9AM and 4-6PM shall count as 5/6 space since parking is not permitted for four hours over a twenty-four hour period (20/24).	One legal on-street parking space may be substituted for every required off-street parking space provided the on-street space is located on a public right-of-way immediately abutting the property seeking the parking reduction. Where a partial space straddles an extension of a side property line, the space may be counted by the abutting owner in front of whose property is 50% or more of the space is located.
Bicycle Parking	All uses	See Sub-Section 4.5.3C.	Reduction of one parking space for every five bicycle parking spaces for a maximum reduction of five parking spaces.
Protection of Qualified Trees	All uses	Use that preserve and protect existing qualified trees in parking areas that provide a pervious preservation island equivalent to 25 square feet per inch of trunk diameter DBH, up to a maximum of 1,000 square feet.	10% max reduction. The exact percentage of reduction shall be determined by the Planning Director.

HANDICAP PARKING TABLE

(UDC Sec. 4.5.5A)

Accessible parking is regulated by Section 1106 of the Building Code. The parking ratio of Section 1106.1 is provided below for illustrative purposes only. Any variances to the accessible parking table below, if applicable, shall be governed by the Building Code. In the event amendments are made to the Building Code affecting the accessory parking below and are not memorialized in this development code, the Building Code shall govern.

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20, plus one for each 100, or fraction thereof, over 1000