

**Sec. 63.207. Parking requirements by use.**

(a) *Off-street parking minimum.* The minimum number of off-street parking spaces by type of use shall be determined in accordance with table 63.207, minimum required off-street parking by use.

(b) *Off-street parking reductions.* The minimum number of off-street parking spaces as determined in Section 63.207(a) shall be reduced by one hundred (100) percent in traditional neighborhood districts when more than fifty (50) percent of both the building and the parcel are within one-quarter ( $\frac{1}{4}$ ) mile of University Avenue, and may also be reduced for:

1. Shared parking, as described in section 63.206(d);
2. Bicycle parking, as described in section 63.210(b);
3. Shared vehicle parking, as described in section 63.211.

Such reduction does not change the requirements of paragraphs (c) and (d) below when minimum parking is exceeded, nor does it change the maximum number of off-street parking spaces permitted for the use.

(c) *Off-street parking maximum.* Surface parking facilities with more than fifteen (15) spaces that exceed the specified off-street parking minimum for food and beverage uses by more than two hundred (200) percent, or by more than one hundred (100) percent in light rail station areas, or that exceed the ~~specified minimum for all other uses by more than seventy (70) percent, or by more than forty (40)~~ percent in light rail station areas, shall not be created unless a conditional use permit is approved based on demonstration of need (including in a TDM plan for surface parking facilities with more than fifty (50) spaces in light rail station areas). As an alternative, parking spaces over the maximum may be provided in a structured parking facility.

(d) *Condition when minimum parking exceeded.* When the minimum required parking as determined in Section 63.207(a) is greater than ten (10) spaces and is exceeded through the provision of additional surface parking, supplemental stormwater landscaping shall be provided as required in Section 63.319(b).

Table 63.207 Minimum Required Off-Street Parking By Use

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>
<i>Residential Uses</i>	
One- and two-family dwelling unit	1.5 spaces per unit
Dwelling unit on Irvine Avenue	2 spaces per unit plus 1 guest parking area per unit (see section 63.312)
Multiple-family dwelling unit	1 space per 1—2 room unit, 1.5 spaces per 3—4 room unit, and 2 spaces per unit with 5 or more rooms.  For the purpose of this requirement: efficiency unit = 1 room, one bedroom unit = 2 rooms, two bedroom unit = 3 rooms, three bedroom unit = 4 rooms, four bedroom unit = 5 rooms, and so on. A den, library, or other extra room shall count as a room; kitchen, dining and sanitary facilities shall not
Housing for the elderly	0.33 space per unit
Live-work dwelling unit	2 spaces per unit
Community residential facility, emergency housing facility, free-standing foster care home, overnight shelter, shelter for battered persons, transitional housing facility	1.5 spaces per every 4 adult facility residents
Sober house	1.5 spaces per every 4 adult residents
Roominghouse, boardinghouse	1 space per 3 occupancy units
Nursing home, boarding care home, assisted living, hospice	1 space per every 3 residents
Dormitory, fraternity, sorority	1 space per every 3 residents
<i>Civic and Institutional Uses</i>	
<i>Educational Facilities</i>	
Day care	1 space per employee
Elementary/middle/junior high school	1 space per employee
Senior high school	1 space per employee, and 1 space per 10 students
College, university, seminary, technical college, trade school, business school, arts school, dance school	1 space per every 2 employees and 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater, plus required parking for other uses
<i>Social, cultural and recreational facilities</i>	
Golf course	4 spaces per hole
Museum	1 space per 500 sq. ft. GFA
Non-commercial recreation, multi-use community center	1 space per 1,000 sq. ft. GFA
Public library	1 space per 500 sq. ft. GFA
<i>Religious Institutions</i>	
Church, chapel, synagogue, place of worship	1 space per 250 sq. ft. GFA in the main unit of worship

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>
Convent, monastery, religious retreat	1 space per every 3 residents
<i>Public Services and Utilities</i>	
Utility building or public service building or yard	1 space per employee
<i>Commercial Uses</i>	
<i>Offices</i>	
Office (including, but not limited to: administrative, financial, insurance, professional, real estate, and sales offices)	1 space per 400 sq. ft. GFA
Photographic studio	1 space per 400 sq. ft. GFA
<i>Medical facilities</i>	
Hospital	1 space per 2 beds
Medical or dental clinic, medical laboratory	1 space per 400 sq. ft. GFA
Veterinary clinic/hospital	1 space per 400 sq. ft. GFA
<i>Retail sales and services</i>	
General retail, service business, bank, credit union, building materials center, business sales and services, convenience market, currency exchange, dry cleaning, commercial laundry, food and related goods sales, food shelf, furniture/appliance store, gun shop, shooting gallery, liquor store, lumber yard, massage center, pawn shop, photocopying, repair shop, self-service laundromat, supermarket, tattoo shop, tobacco shop	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA
Greenhouse, garden center	1 space per 400 sq. ft. GFA plus 1 space per 1,000 sq. ft. outdoor sales or display area
Mortuary, funeral home	1 space per 150 sq. ft. GFA
Multiuse center	1 space per 400 sq. ft. GFA up to 30,000 sq ft GFA, plus 1 space for each additional 800 sq ft GFA over 30,000 sq. ft. GFA. Required parking for uses defined as a "bar" or establishment with entertainment license class C shall be calculated independently according to Table 63.207.
Package delivery service	1 space per 500 sq. ft. GFA
Post office	1 space per 500 sq. ft. GFA
Service business with showroom or workshop	1 space per 900 sq. ft. GFA
<i>Food and Beverages</i>	
Bar	1 space per 150 sq. ft. GFA
Brew on premises store	1 space per 900 sq. ft. GFA
Catering	1 space per 900 sq. ft. GFA
Restaurant, coffee shop, tea house, deli, tap-room	1 space per 400 sq. ft. GFA
Establishment with entertainment license class C	1 space per 75 sq. ft.
<i>Lodging</i>	
Bed and breakfast residence	1 spaces per dwelling unit and 0.5 spaces per guest room

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>
Hotel, inn, motel	1 space per 3 occupancy units plus required parking for bars, restaurants, assembly rooms
<b>Commercial Recreation and Entertainment</b>	
Basketball, volleyball court	6 spaces per court
Bowling, bocce-ball center, billiard hall	2 spaces per lane, 1 spaces per table plus required parking for other uses
Dance hall, bingo hall, assembly halls without fixed seats, exhibition hall, reception hall	1 space per 200 sq. ft. GFA
Electronic game room	1 space per 400 sq. ft. GFA
Golf, driving range	1 space per 15 feet of driving line
Golf, miniature	1 space per hole
Health/sports club (including, but not limited to: yoga, martial arts, and dance studios)	1 space per 400 sq. ft. GFA
Marina	1 space per 2 slips
Roller rink, ice-skating rink	1 space per 300 sq. ft. GFA
Stadium, sports arena	1 space per 4 seats or 8 feet of benches
Swimming club	1 space per 400 sq. ft. GFA
Tennis, racquetball, handball courts/club	2 spaces per court or lane, 1 space per 300 sq. ft. GFA plus required parking for other uses
Theater, auditorium, assembly hall with fixed seats, concert hall	1 space per 4 seats
<b>Automobile Services</b>	
Automobile convenience market	1 space per 400 sq. ft. GFA
Automobile repair station, service station, body shop, specialty store	1 space per 400 sq. ft. GFA plus 1 space per auto service stall
Auto repair accessory to auto sales	1 space per auto service stall
Automobile sales and rental	1 space per 400 sq. ft. GFA plus 1 space per 5,000 sq. ft. of outdoor sales
Car wash	1 space per 2 employees
<b>Limited Production, Processing and Storage</b>	
Limited production and processing	1 space per 1,000 sq. ft. GFA or 1 space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery
Warehousing, storage	1 space per 5,000 sq. ft. GFA
Wholesale establishment	1 space per 1,500 sq. ft. GFA
<b>Industrial Uses</b>	
Industrial, manufacturing	1 space per 1,000 sq. ft. GFA or 1 space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery
Research, development and testing laboratory	1 space per 575 sq. ft. GFA
Sheltered workshop	1 space per employee plus 1 for each 25 program participants

(C.F. No. 08-640, § 2, 7-9-08; C.F. No. 10-403, § 1, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 13-57, § 1, 12-4-13)