

Proposed Amended Article 17

Article 17 Off-Street Parking and Loading Regulations

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4-1700 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the off-street parking and loading regulations are to:

- A. Ensure that off-street parking and loading facilities are provided for new land uses and for major alterations and enlargements of existing uses (except single-family and two-family uses) in proportion to the need for such facilities created by each use.
- B. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts. (Ord. 2001-015 § 1)

- G. Life of Facility. Facilities for off-site parking shall be restricted to that use by a recorded deed, easement, lease, or agreement acceptable to the City Attorney and for a period of time consistent with the use permit requiring the parking, provided that the Zoning Enforcement Official may lift the restriction upon finding that substitute parking facilities meeting the requirements of this Code are provided. No use shall be continued if the required parking is removed unless substitute-parking facilities are provided to the satisfaction of the Zoning Enforcement Official.
- H. Common Loading Facilities. The off-street loading facilities requirements of this Article may be satisfied by the permanent allocation of the prescribed number of berths for each use in a common truck loading facility provided that the total number of berths shall not be less than the sum of the individual requirements. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to joint use of a common loading facility shall be filed with the application for a zoning permit. The City may record the contract.
- I. Computation of Spaces Required. If after calculating the number of required off-street parking spaces, a quotient is obtained containing a fraction of one-half (0.5) or more, an additional space shall be required; if such fraction is less than one-half, it may be disregarded.
- J. Other Parking Specifications. All parking specifications not listed in this Article are found in specifications developed and maintained by the City Engineer. A copy of the parking specifications shall be available for public review during normal working hours at the Development Services Department counter.
- K. TOD Strategy Parking Requirements. New residential uses adjacent to the BART station (~~south of Davis Street, west of Carpentier Street, north of Thornton Street~~) shall be provided at a ratio of 1.0 space per dwelling unit. An allowance of unbundled flex parking of 0.25 to 0.50 parking space per unit may be provided above 1.0 space per unit, subject to approval of a Site Plan Review under Article 25. (Ord. 2014-011 § 2; Ord. 2011-003 § 1; Ord. 2008-014 § 1; Ord. 2007-020 § 2; Ord. 2001-015 § 1)

4-1704 Off-Street Parking and Loading Spaces Required

- A. Off-street parking and loading spaces shall be provided in accord with the following list. For off-street loading, references are to Table A, which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of gross floor area, unless otherwise specified, and shall include allocations of shared restroom, halls, and lobby area, and mechanical equipment or maintenance areas, but shall exclude area for vertical circulation, stairs, or elevators.
- B. Where the use is undetermined, or not specified herein, the Zoning Enforcement Official shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the Zoning Enforcement Official may require the submission of survey or other data from the applicant or have data collected at the applicant's expense.

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OFF-STREET PARKING AND LOADING SPACES REQUIRED

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces Per Group Classification (See Table A)
<i>Residential, General</i>		
Day Care, Large Family	1 per employee	
Day Care, Limited	1 space may be uncovered	
Group Housing	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes, or as required by use permit or planned development approval	A
<u>Supportive Housing</u>	<u>Subject to parking standards for the applicable residential type in the applicable residential zone.</u>	
<u>Transitional Housing</u>	<u>Subject to parking standards for the applicable residential type in the applicable residential zone.</u>	
<i>Residential, Single-Family</i>		
Single-Family Dwelling (RS, RD, RO and RM)	2, non-tandem covered, per unit. New single-family dwellings or additions with more than 4 bedrooms or over 4,000 square feet of livable area shall require one additional space which may be uncovered and in tandem if it is located a minimum of 30 feet back from the front property line.	
<i>Residential, Two-Family</i>		
Two-Family Dwelling (RD, RO and RM)	2, including 1 covered, per unit	
Two-Family Dwelling (SA only)	2, including 1 covered, per unit (tandem allowed)	
Two-Family Dwelling (All DA Districts)	1 covered per unit for areas adjacent to BART; 1.5, including one covered, per unit for all other areas	
<i>Residential, Mixed Use & Multi-Family (3 or more units)</i>		
Studio or one-bedroom unit	1.5 per unit, including 1 covered; <u>1.25 covered space, plus 0.25 guest spaces per unit</u>	
Two-bedroom unit	2.25 per unit, including 2 covered, <u>2.00 covered space, plus 0.25 guest spaces per unit</u>	
Three-bedroom or larger unit	2.5 per unit, including 2 covered, <u>2.25 covered space, plus 0.25 guest spaces per unit</u>	
<i>SA Only</i>		
Two-bedroom unit (SA only)	1 covered space, plus 0.75 guest spaces, per unit (tandem may be considered)	
Two-Family Dwelling (SA only)	2, including 1 covered, per unit (tandem allowed)	
Live-Work (SA only)	2.0 per unit, including 1 covered, plus 0.75 space for guest/employee not residing in unit (tandem may be considered)	
Senior Citizen (SA only)	0.6 per unit, plus 1.0 space per employee. All resident spaces to be covered.	
Guest Parking (SA only)	<u>See requirements above</u>	
<i>DA Only</i>		
DA Districts Adjacent (<u>w/in ¼ mile</u>) to BART	1.0 space per unit (plus allowance of unbundled flex parking of 0.25 to 0.50 spaces/unit at developer's option).	
DA Districts <u>NOT</u> Only Except Adjacent (<u>more than ¼ mile</u>) to BART	1.5 spaces per unit; (0.25 to 0.50 spaces/unit may be unbundled flex parking);	
Senior Citizen (DA Districts Adjacent (<u>w/in ¼ mile</u>) to BART)	0.4 per unit, plus 1.0 space per employee. All resident spaces to be covered.	
Two-Family Dwelling (All DA Districts)	1 covered per unit for areas adjacent to BART; 1.5, including one covered, per unit for all other areas	
<u>Guest Parking</u>	<u>See requirements above; not required for buildings with 3 or less units</u>	

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Note: **underlined and bolded** text represents new text; ~~strike through~~ represents text to be eliminated

<u>Use Classification</u>	<u>Off-Street Parking Spaces</u>	Off-Street Loading Spaces Per Group Classification (See Table A)
Offices, Business and Professional (SA only)	1 space per 333 sq. ft. for ground floor; 1 space per 500 sq. ft. for upper stories	
Offices, Medical and Dental	1 space per 200 sq. ft.	B
Offices, Medical and Dental (SA only)	1 space per 333 sq. ft.	
Pawn Shops	1 space per 250 sq. ft.	A
Regional Malls	Parking requirements in the C-RM District are calculated on the basis of a regional mall being a single use and not on the individual uses or tenancies thereof, and shall be based on a ratio of five (5) spaces for each thousand sq. ft. of gross leasable floor area (GLFA) for the first one million sq. ft. and four (4) spaces for each thousand sq. ft. of GLFA over one million sq. ft. Parking requirements may be modified to accommodate construction or phased development if provision for such modification is incorporated in a development agreement for the regional mall that has been adopted and is in effect.	
Research and Development Services	1 space per 400 sq. ft.	
Residential Hotels	1.1 space per guest room	
Retail Sales, General	1 space per 200 sq. ft. for the first 5,000 sq. ft.; 1 space per 250 sq. ft. for the area over 5,000 sq. ft.	A
Retail Sales, General (SA only)	1 space per 333 sq. ft. for the first 5,000 sq. ft.; 1 space per 250 sq. ft. for the area over 5,000 sq. ft.	A
Retail Services	1 space per 300 sq. ft.	A
Retail Services (SA only)	1 space per 400 sq. ft.	A
Service Stations	1 space per 2,500 sq. ft. of lot area, plus 1 space per 500 sq. ft. of service bay and storage area	
Supermarkets	1 space per 200 sq. ft.	
Supermarkets (SA only)	1 space per 333 sq. ft.	
Theaters, and Theatres, Small Scale	1 space per 4 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats	A
Travel Services	1 space per 400 sq. ft.	
Vehicle/Equipment Repair	1 space per 400 300 sq. ft.)	A
Vehicle/Heavy Equipment, Rentals	1 space per 400 sq. ft.	A
Vehicle/Heavy Equipment Dealers, New and Used	1 space per 1,000 sq. ft. lot area	A
Vehicle and Boat Storage	3 spaces or 1 space per 500 sq. ft. of building area, whichever is greater; plus a minimum of 2 spaces outside any perimeter fence or secure area	
Industrial		
Industry, Custom and General	1 space per 1,000 sq. ft.	C
Industry, Limited	1 space per 750 sq. ft.	C
Industry, Research and Development	1 space per 400 sq. ft.	C
Parcel Processing and Shipping Centers	1 space per 1,500 sq. ft. or as required by administrative approval	A
Public Storage	1 space for the exclusive use of a resident manager plus 4 spaces for up to 150 storage units; 6 spaces for 151 to 500 storage units; 10 spaces for 501 to 1,000 storage units, and one additional space for each 500 storage units (or portion thereof) in excess of 1,000	
Trucking Terminals	As specified by use permit	

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An applicant for a use permit for collective parking may be required to submit survey data substantiating a request for reduced parking requirements. A use permit for collective parking shall describe the limits of any area subject to reduced parking requirements and the reduction applicable to each use. (Ord. 2001-015 § 1)

4-1708 Reduced Parking for Other Uses

A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section 4-1704, provided that the following findings are made:

- A. The parking demand will be less than the requirement in Section 4-1704; and
- B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand; or
- C. Existing buildings are converted to new uses, leading to finding A or B.; or
- D. Shared parking that serves more than one use or site shall be encouraged in Mixed-Use zoning districts.**

In reaching a decision, the Board of Zoning Adjustments shall consider survey data submitted by an applicant or collected at the applicant's or Zoning Enforcement Official's request and the applicant's expense. (Ord. 2001-015 § 1)

4-1710 Parking In-Lieu Payments

- A. Within designated parking districts established by the City and shown on the zoning map and subject to prior approval by the City in each case, a parking requirement serving nonresidential uses on a site may be met by a cash in-lieu payment to the City prior to issuance of a building permit or a certificate of occupancy if no permit is required. The fee shall be to provide public off-street parking in the vicinity of the use.
- B. In establishing such parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered. Determinations as to whether an in-lieu fee will be accepted and the factors used to calculate the amount of the fee, e.g., estimated values for land and improvement costs for parking spaces, shall be at the sole discretion of the City. (Ord. 2001-015 § 1)

4-1712 Parking Spaces for the Handicapped

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