

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Department of the City Manager  
Development & Infrastructure Services

**AGENDA DATE:** May 16, 2006

**CONTACT PERSON/PHONE:** Patricia D. Adauto, Deputy City Manager  
(915) 541-4853

**DISTRICT(S) AFFECTED:** All Districts

**SUBJECT:**

Discussion and action on proposed text revisions to Title 20 (Zoning) of the El Paso Municipal Code as recommended by the Building & Zoning Advisory Committee: Chapter 20.14 (Off-Street Parking & Loading Regulations).

**BACKGROUND / DISCUSSION:**

Chapter text per approved presentation schedule.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

The Building and Zoning Advisory Committee (BZAC), per directive of Ordinance Nos. 014102 & 014116, was charged with reviewing and providing recommendations on amendments to Titles 5 (Business Taxes, Licenses and Regulations), 9 (Health and Safety), 13 (Streets, Sidewalks and Public Places), 15 (Public Services), 17 (Housing), 18 (Building and Construction), and 20 (Zoning) of the El Paso City Code that deal primarily with development regulations, which restrict the land use and building construction of a particular property. The BZAC has substantially completed its review of the Code and has forwarded its recommendations to the El Paso City Council. Per recommendations of the Urban Land Institute and authorization of the City Council, the proposed text is recommended for adoption.

May 16	Briefing Report to City Council
May 17	DCC Action
June 1	CPC Action
June 6	Ordinance Introduction
June 27	Ordinance Public Hearing & Adoption

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**SECTION HEAD:**

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## **Chapter 20.14**

### **OFF-STREET PARKING, LOADING AND STORAGE STANDARDS**

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**CHAPTER 20.14**  
**OFF-STREET PARKING, LOADING AND STORAGE STANDARDS**

**ARTICLE I VEHICULAR PARKING**

**Section 20.14.010 Purpose**

The requirements in this Chapter are intended to provide reasonable standards for the provision of off-street parking of motor vehicles, not including bicycles, trucks with three axles or more, semi-trailer trucks and cabs, and the storage of vehicles for sale. These standards are designed to provide compliance with the El Paso Comprehensive Plan and to achieve the following objectives:

1. Regulate off-street parking requirements by the use of the facility.
2. Expand tabular display of uses and parking needs.
3. Clarify and simplify required parking calculations.
4. Provide for shared parking (non-simultaneous) arrangements.

**Section 20.14.020 Scope**

**A. Applicability**

The off-street parking requirements of this Chapter shall be applicable to all uses, except as modified herein, including:

1. New development, including new buildings or facilities;
2. Addition to or enlargement of an existing building or facility;
3. Change of use of an existing facility.
4. Change of use, hours of operation, etc. of the property generating the parking need or the shared parking property of a shared parking arrangement.

**B. Location of Spaces**

The location, design and number of required off-street parking spaces shall conform to the provisions of this Chapter. Except as authorized by administrative review in certain districts or as permitted under the shared parking provisions of this Chapter, off-street parking required by this Chapter shall be located on the same lot as the use generating the parking need. Parking spaces provided in excess of the required parking spaces shall also comply with the requirements of this Chapter.

**C. Responsibility for and Use of Spaces**

The provision and maintenance of off-street parking shall be the responsibility of the owner of the use, building, structure and/or property on which the use generating the parking need is located. Required parking spaces shall be utilized only for the parking of motor vehicles, as appropriate, and shall not be utilized for another use or purpose for the duration of the use requiring such off-street parking. Required parking spaces shall not be utilized for repair, storage, dismantling or servicing of vehicles, equipment, materials or supplies. Required parking spaces shall not be rented or leased to other persons than those for whom the parking is intended.

The number, design or function of required off-street parking spaces shall not be altered or reduced in a manner that violates the requirements of this Chapter.

**D. Use of Excess Spaces**

Where the number of off-street parking spaces provided at a site exceeds the required number of off-street parking spaces in accordance with this Chapter, the excess parking spaces may be utilized for another use or purpose as determined by the owner and operator, including shared parking arrangements with another use.

**E. Failure to Maintain Required Number of Spaces**

Failure to maintain the required number off-street parking spaces may, after written notice to the owner or operator, result in the revocation of the Certificate of Occupancy for the building or facility in addition to other penalties as described in Chapter 20.04.

**F. Storage of Other Types of Vehicles**

The parking requirements in this Chapter are in addition to space for storage of trucks, campers, recreation vehicles, or other similar vehicles used in connection with any use.

**Section 20.14.030 Definitions**

**A. Parking Lot**

“Parking Lot”, means an area, not in a street or alley right-of-way, containing one or more parking spaces for motor vehicles, designed in accordance with the requirements of Title 20 (Zoning) and intended as an accommodation for patrons, customers, and employees, either with or without a charge for such accommodation.

**B. Parking Space, Off-Street**

“Off-Street Parking Space”, means an area, not in a street or alley right-of-way, permanently reserved for the temporary storage of one motor vehicle, meeting all of the requirements of this chapter.

**C. Floor Area, Gross**

The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings, interior courts, open area above atriums, or unoccupied attics and basements.

**Section 20.14.040 Design and Construction**

**A. Minimum Dimensions and Arrangement**

Required parking spaces shall conform to Section 20.14.040. Except for compact vehicle spaces, all spaces shall have minimum dimensions of nine (9) feet in width, eighteen (18) feet in length, and six feet 8 inches (6'-8") of unobstructed height, exclusive of access or maneuvering area, ramps, and other appurtenances, except parking spaces reserved for the use of persons with disabilities shall comply with the Building Code, Chapter 18.08. Parking spaces arranged in

tandem and including not more than two spaces in a row shall be permitted for single-family detached or single-family attached. No portion of an off-street parking space shall encroach onto a public right-of-way.

**B. Compact Vehicle Spaces Permitted**

Where the number of required off-street parking spaces for permitted uses and accessory uses, if any, exceeds thirty spaces (30), twenty percent (20%) of the provided spaces may be reserved for compact vehicle parking. Compact vehicle parking spaces shall be a minimum of eight feet (8'-0") in width, sixteen feet (16'-0") in length and six feet 8 inches (6'-8") of unobstructed height for each space and shall be designated for the exclusive use by compact cars only. Spaces reserved for compact vehicles shall be so indicated by appropriate signage with a minimum of six-inch (6") high letters provided by the owner or operator. The owner and operator shall be responsible for preventing the unauthorized use of compact vehicle parking spaces by other than compact vehicles.

**C. Angle Parking Dimensions**

Minimum aisle widths and space depths shall be per Table, Section 20.14.040.F and shall be based upon the angle of the parking. Space length is the length of the parking space measured parallel with the parking space. Space depth is the projected depth of the parking space measured perpendicular to the aisle providing access to that space.

**D. Access to Lots**

Access to off-street parking spaces shall be provided by aisles or driveways complying with Title 19, Subdivisions and this Chapter. An aisle is the traveled path providing vehicular access to two or more parking spaces. Access shall be subject to approval by the Building Official and shall be arranged to minimize turning movements onto and from the public right-of-way. Aisles and driveways providing access to off-street parking spaces shall connect to a dedicated public or private street, except where otherwise permitted as a commercial unit development in accordance with Chapter 20.02. The use of property zoned R, A or RMU for access to a parking area on a separate site for a use that is not permitted in the R, A or RMU zones is prohibited.

**E. Acceptable Surfaces**

Surfacing of required off-street parking spaces shall be with asphalt paving, brick, brick pavers, concrete, concrete pavers or other comparable dust-free surfacing subject to the approval of the Building Official. Dirt, caliche or gravel (*Mark to check on?*) shall not be acceptable surfaces for required parking spaces. Surfaces shall be maintained in good condition, free of weeds, dust, trash and debris.

**F. Table**

**PARKING SPACE DIMENSIONS  
[REGULAR SIZE AUTOS & LIGHT TRUCKS]**

ANGLE	STALL DEPTH	AISLE WIDTH	INTERLOCK REDUCTION	OVERHANG
45 degrees	19' – 1"	13' – 0"	2' – 4"	2' – 1"
60 degrees	19' – 6"	16' – 0"	1' – 8"	2' – 7"
75 degrees	19' – 9"	20' – 0"	10'-0"	2' – 11"
90 degrees	18' – 0"	24' – 0"	0' - 0"	3' – 0"

**PARKING SPACE DIMENSIONS  
[COMPACT SIZE VEHICLES]**

ANGLE	STALL DEPTH	AISLE WIDTH	INTERLOCK REDUCTION	OVERHANG
45 degrees	15' – 3"	11' – 6"	2' – 0"	1' – 5"
60 degrees	16' – 4"	13' – 4"	1' – 5"	1' – 9"
75 degrees	16' – 6"	16' – 0"	9' - 0"	1' – 11"
90 degrees	16' – 0"	20' – 0"	0' - 0"	2' – 0"

**G. Storm Water Drainage**

Drainage of storm water from required off-street parking spaces and parking lots shall conform to good engineering practices and shall be subject to the approval of the City Engineer.

**H. Lighting**

Required off-street parking spaces or parking lots used during hours of darkness shall be provided with adequate lighting. Lighting shall comply with the Title 18.

**I. Signage**

Signs, complying with the requirements of Chapter 20.18 (Sign Regulations) may be provided at a parking lot describing the ownership of the lot, its permitted use(s) and the charges or rates for the use of the parking lot, ingress and egress drives, etc.

## **J. Barriers to Encroachment**

Barriers shall be provided to prevent a motor vehicle using a parking space or parking lot from encroaching upon the public right-of-way, including sidewalks. Barriers shall be a minimum six (6) inches in height, of sufficient length, and located to prevent any portion of the motor vehicle from encroaching. Barriers shall be of an approved design, anchored properly, and fabricated of concrete, asphalt or other material.

## **K. Landscaping and Screening**

Parking areas shall be screened in accordance with the requirements of Chapter 20.16 (Screening and Fencing Regulations). Parking areas shall be landscaped in accordance with the requirements of Title 18 (Building and Construction).

### **Section 20.14.050. Required Parking**

#### **A. Parking Requirements**

Table Section 20.14.050.C establishes the minimum number of motor vehicle parking spaces and bicycle parking spaces required for the uses indicated. The Zoning Administrator shall be authorized to interpret and establish parking requirements for uses not shown in Table Section 20.14.050.C.

#### **B. Method of Computation**

Calculations to compute the minimum number of required parking spaces shall be based upon the following formulae:

1. Where the calculation of the required parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.
2. For a building or facility with more than one use, the parking requirement shall be determined by the sum of the number of parking spaces required for each individual use computed separately. A shared parking arrangement may be approved for a mixed use building or facility where the uses have different hours of operation or parking usage, in which case the parking requirement shall be based upon the calculation for the individual use or group of simultaneous uses that result in the largest number of off-street parking spaces required.
3. For a site with both permitted uses and accessory uses, the parking requirement shall be determined by the sum of the number of parking spaces required for each individual use, permitted or accessory, computed separately. A shared parking arrangement may be approved for a site where the permitted uses have different hours of operation or parking usage from those of the accessory uses, in which case the parking requirement shall be based upon the calculation for the individual permitted use or group of simultaneous permitted uses that results in the largest number of off-street parking spaces required.
4. The additional parking requirements for an addition to or enlargement of an existing building or facility shall be calculated on the basis of the addition or enlargement and shall be added to the parking requirement for the existing building or facility prior to the expansion. In the event that the existing parking provided for the existing building does not comply with the prior code requirements, additional parking shall be provided to comply with the prior code requirements or the current code requirements, whichever is less. In the event the existing parking provided for the existing building or facility is

non-conforming with the requirements of this Chapter, refer to Chapter 20.22 (Non-Conforming Situations).

5. For a change of use(s) of an existing building or facility, or a portion thereof, the parking requirements shall be calculated on the basis of the sum of the current code required parking as applied to the changed use(s), plus the prior code requirements applied to the unchanged portion(s) of the existing building or facility; or on the basis of the current code for the entire building or facility, whichever is less.
6. Where the parking calculation is determined by the Gross Floor Area (GFA) of the building or facility, the GFA shall be measured to the exterior of the walls for every occupied floor. GFA of a building or facility shall not include areas used solely for off-street parking of motor vehicles or bicycles and associated driveways, and shall not include areas reserved for off-street loading berths.
7. Where the parking calculation is determined by the number of employees, the requirement shall be based upon one hundred fifty percent (150%) of the number of employees present for the largest shift. The number of employees present for the largest shift shall be attested by the owner and operator of the facility in a written, notarized statement.
8. Where the parking calculation is determined by the number of seats or the number of occupants of a building or facility, the occupant load shall be per Title 18, Building and Construction, Chapter 18.08.
9. The GFA of a restaurant, nightclub, bar or cocktail lounge with an outdoor seating area shall also include the gross floor area of such outdoor seating area.
10. The GFA of a shopping center or other similar uses shall be based upon the entire shopping center, including the gross floor area of covered atrium and mall areas. The GFA of a shopping center shall not include the open well areas of the upper levels of a multi-story atrium or mall.
11. Up to five percent (5%) of the total required vehicular parking spaces may be substituted with motorcycle parking spaces at the rate of one vehicular parking space for each three-motorcycle parking spaces provided. Motorcycle parking spaces shall be a minimum of 75 inches X 30 inches each exclusive of access aisles.

### **C. Table of Parking Requirements**

*(Insert Table)*

## **Section 20.14.060 Shared Parking**

### **A. Submission of Request**

Whenever a shared parking arrangement is proposed to comply with the requirements of this Chapter, the shared parking arrangement shall be subject to the prior approval of the Building Official and shall not require a Special Permit for off-site, off-street parking. To obtain approval of a shared parking arrangement, the owner or operator of the property on which the parking need is generated shall submit the following information to the Building Official:

1. The number of required parking spaces, in accordance with this Chapter, for the use(s) at the property generating the parking need, the number of parking spaces provided, and the hours of operation of the uses(s).
2. The number of required parking spaces, in accordance with this Chapter, for the use(s) at the shared parking property, the number of parking spaces provided, and the hours of operation of the uses(s).

3. A signed and notarized copy of an agreement between the owner of the property generating the parking need and the owner of the shared parking property providing permission for the shared parking arrangement. Such agreement shall contain a provision requiring written notice to the Building Official before modifying or terminating the shared parking arrangement.
4. A drawing showing the location of the property generating the parking need, the location of the shared parking property and the pedestrian travel distance measured in feet along straight lines between the two properties.
5. A drawing showing the location and wording of the signage to be utilized to direct patrons and employees to the shared parking property.

#### **B. Conditions for Approval**

A shared parking arrangement shall be approved only when the arrangement meets all of the following conditions:

1. The parking arrangement complies with this Chapter; and
2. The owner or operator demonstrates that the parking requirements can be met by the shared parking arrangement; and
3. The owner or operator demonstrates that the use(s) of the property generating the parking need and the use(s) of the shared parking property are non-simultaneous or that the proposed shared parking spaces are in excess of the parking required for the use(s) of the shared parking property, or a combination of each option; and
4. The shared parking property is reasonably close to the property generating the parking need and the access between the two properties is reasonably possible; and
5. The required information has been satisfactorily submitted.

#### **C. Modification of Arrangement**

A modification of a shared parking arrangement shall be subject to the same review and approval by the Building Official as the original arrangement.

#### **D. Termination of Arrangement**

The termination of a shared parking arrangement agreement or other failure of a shared parking arrangement may, after written notice to the owner or operator, result in the revocation of the Certificate of Occupancy for the building or facility of the property generating the parking need, in addition to other penalties as described in Section 20.04.

#### **E. Sharing with City Owned Property**

A shared parking arrangement in which the City is the owner of the shared parking property shall be permitted provided the owner complies with all of the requirements of this Section, and additionally obtains a lease from the City for such use of City property.

#### **Section 20.14.070 Parking Reductions**

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.210, as provided in this Section:

### **A. Existing Development**

Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years; and
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking; and
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and
4. That no vacant areas exist within three hundred feet (300') of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

### **B. New Development in Redevelopment Areas**

Up to a one hundred percent (100%) reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within one of the following redevelopment areas: the Downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area or transit oriented development corridor as may be recommended by the Development Coordinating Committee and the City Plan Commission and approved by the City Council; and
2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and
3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

### **C. Parking Reduction Application Procedures**

An applicant requesting consideration of a parking reduction shall comply with all of the following:

1. A request for an off-street parking reduction shall not be construed as an automatic approval by the city and shall require the review and approval of the City Council as set forth herein; and
2. The applicant shall submit adequate documentation to ensure compliance with the provisions of this section. City Council shall make the final determination following a

- recommendation of the City Plan Commission and may impose conditions and safeguards necessary to protect the public welfare and to conserve and protect property.
3. A completed application for an off-street parking reduction shall be submitted to the Planning Division, and shall be accompanied with all of the following:
    - a. One copy of a completed application signed by the property owner(s); and
    - b. Eight copies of a detailed site plan of the subject property and all properties within three hundred feet adjoining the subject property, drawn to scale and showing the following:
      - i. Legal description, and
      - ii. Property lines with dimensions, and
      - iii. Location and arrangement of existing and proposed structures, and
      - iv. Location and arrangement of existing and proposed off-street parking areas, and
      - v. Location and arrangement of existing and proposed on-street parking areas within a three hundred (300') radius from the perimeter of the lot of the facility requesting the reduction, and
      - vi. Calculation of the number of required off-street parking spaces for the existing and proposed use(s) of the property, and
      - vii. Off-street loading and unloading berths, where applicable, and
      - viii. Off-street parking spaces and driveways not subject to reduction, if applicable, and
      - ix. Streets abutting the property, including the location and dimensions of sidewalks, and
      - x. Areas within the property where landscaping is provided, if any; and
    - c. One copy of a traffic impact study or of the letter from the City Engineer waiving the traffic impact study; and
    - d. One copy of a letter from the Director of Sun Metro indicating that the main entrance to the property is within one thousand feet of a mass transit system route; and
    - e. One copy of a proof of ownership document; and
    - f. One copy of a current tax certificate sealed and having the signature of the city tax assessor/collector, for each parcel of property described in the application for an off-street parking reduction.
  4. An off-street parking reduction granted pursuant to this section shall be particular to the use for which it was granted. A change in use that results in a change of parking requirements or hours of operation shall automatically terminate the off-street parking reduction.
  5. Structure(s) for which an off-street parking reduction has been granted shall be in accordance with all other applicable codes.
  6. An application for an off-street parking reduction shall demonstrate that all of the following circumstances apply:
    - a. That a reduction in the off-street parking requirement will not result in the unreasonable parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets, as demonstrated by findings of a traffic impact study where required by the deputy director for engineering. A traffic impact study, where required, shall be prepared in accordance with the standards required by the City Engineer; and

- b. That a reduction in the off-street parking requirement will not create a safety hazard or other condition inconsistent with the objectives of this title;
- c. That the property where the proposed use is to be located has sidewalks and the main entrance is within one thousand twenty feet (1,320') of a mass transit system route, as determined by the Director of Sun Metro;
- d. That off-street parking not subject to a reduction shall comply with all other city ordinances governing off-street parking, including accessibility for the disabled.

**Section 20.14.080 Gravel/Screening Surface Parking**

**A: Allowed Uses**

1. Office/Light Commercial/Educational less than or equal to 5000 SF building:
  - a. Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices, for parking in excess of the required parking, and for required parking where on-site ponding\* (see “C-4”) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
  - b. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, fencing, abutting hard surfaces; and signage shall be installed indicating “Parking For Employees, Staff, and/or Overflow Parking Only”.
2. Office/Light Commercial/Educational greater than 5000 SF building
  - a. Gravel or screenings surfaced parking may be incorporated for parking in excess of the required parking only.
  - b. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, fencing, abutting hard surfaces; and signage shall be installed indicating “Overflow Parking Only”.
  - c. All access drives to required parking shall be hard surfaced.
3. Heavy Commercial/ Manufacturing/ Warehousing/ Storage/ Construction Yards/ and High Traffic Uses:
  - a. Gravel/screenings surfaces may be incorporated for parking in excess of the required parking, for employee parking, for the storage users of truck trailers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.
  - b. All required parking for visitors, customers, employees, or patrons shall be hard surfaced.
  - c. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, fencing, abutting hard surfaces; and signage shall be installed indicating “Overflow Parking Only” or as appropriate.
  - d. All access drives to required parking shall be hard surfaced.
  - e. All Loading Docks and all other loading areas shall be hard surfaced.
4. Recreation, Amusement, and Entertainment:

- a. Gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table of allowed uses. This section applies to outdoor facilities only. For indoor facilities, gravel surface parking areas may be incorporated for required parking in excess of the required parking, and for required parking where on-site ponding or permanent desilting basins are provided.
- b. Gravel/screenings surfaces may be incorporated for parking in excess of the required parking and for the storage of truck trailers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.
- c. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, fencing, abutting hard surface.
- d. All access drives to required hard surfaced parking shall be hard surfaced.

5: Temporary Uses

- a. Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the Building Official and if grading is involved, the City Engineer.
- b. Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.
- c. The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, fencing, or abutting hard surface.

6. Utility and Miscellaneous Governmental Facilities

- a. Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the Building Official and, if grading is involved, the City Engineer.
- b. Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.
- c. Any gravel or screenings parking areas shall be delineated by edging, curbing, fencing, or abutting hard surface.

7. Agricultural and related uses

Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises, and for parking in excess of the required parking.

8. Residential

- a. Gravel/screenings surfaces may be incorporated for:
  - 1. Required parking located at a distance no less than 20 ft. from the front property line unless landscaping plans are submitted providing for landscaping of a minimum of fifty percent (50%) of the front yard.
  - 2. For required parking where on-site ponding (see "C-4") or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and
  - 3. For all parking in excess of the required parking within side and rear yards.
- b. The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, fencing and abutting hard surfaces.

## **B: Non-Allowed Uses and Restrictions**

1. Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.
2. Gravel/screenings surfaces shall not be incorporated for either required or excess parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).
3. Gravel/screenings surfaces may be not be incorporated for either required or excess parking in excess of ninety-nine (99) spaces.
4. No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.
5. No parking is allowed on top of landscaping or areas not specifically designated for parking.

## **C. General Requirements for All Allowed Uses:**

1. All driveway aprons from public streets to any gravel/screenings surfaced areas shall be concrete, asphalt (where applicable), or composite thereof. Driveway apron shall extend a minimum of ten feet (10') from the property line into the property unless the driveway apron slopes and drains towards and into the property.
2. Where possible, gravel/ screenings surfaced parking areas shall be graded at slopes from zero percent (0%) to two percent (2%). Gravel surfaced parking areas exceeding two percent (2%) slope shall provide for appropriate gradation to be designed by a Professional Engineer. All gravel/screening shall be a minimum thickness on top of the base course/sub grade as defined in D.2. Alternatively, as otherwise allowed or required by base course/sub grade conditions and as evaluated by a Professional Engineer and geotechnical engineering evaluation. In all cases, unless otherwise approved by the City Engineer, surface drainage of that parking should be directed either to an on-site ponding area or to a permanent desilting/stilling area (planter, landscaping etc) prior to any discharge to a public street.
3. Site drainage should be directed away from gravel/screenings surfaced parking areas.
4. On-site ponding shall be provided for the surface area of any gravel/screening parking area if ponding for both the pre-existing undeveloped and the difference (if any) to the developed storm water runoff from that site has not been previously provided for that site whether on-site or off-site.
5. All TAS parking shall be hard surfaced and comply with TAS requirements; gravel/screenings surfaces may be incorporated for driveways and areas not utilized for accessible routes;
6. The perimeter of all gravel/screening parking and drives shall be delineated by edging, curbing, fencing, abutting hard surface.
7. The property owner shall maintain all gravel/screening surfaced parking and drive areas, on-site ponding, and/or desilting basins in clean and good condition.

## **D. Definitions**

1. **Gravel/Screenings:** A coarse aggregate mixture of pebbles and/or rock fragments coarser than sand with fifty percent (50%) greater than or equal to 3/16".

2. **Base Course/Sub Grade:** A minimum 4" thick layer of chosen and compacted soil below the wearing surface layer of the parking area whether asphalt, concrete, screenings, gravel, or other approved material. The base course layer should be a course mixture with aggregate no larger than 3" in diameter unless otherwise designed by a Professional Engineer. A gravel/screening-leveling course may be used atop a rocky compacted and/or semi cemented conglomerate base course/sub grade.
3. **Hard Surface:** For the purposes of gravel/screenings surfaces, hard surfaced areas are defined as any rigid durable surface such as concrete, asphalt, pavers, or composite surface which may include the incorporating of strip drains, drain fields, spacers between pavers, etc., for permeable qualities (porous, allowing in this case for water to pass through) and storm water harvesting.
4. **Motor Vehicle:** For the purposes of this chapter, a motor vehicle is defined as a passenger vehicle or light truck with a carrying capacity rated at 1 ton or less intended for highway use;
5. **On-Site Ponding:** On-site ponding is defined as privately maintained ponding areas or as storm drainage retained on-site as inherent in low lying areas such as but not limited to valley areas of the City. For the purposes of gravel/screening surfaces, on-site ponding shall be designed for 25-year storm, with no additional capacity for emergency, silt, or freeboard storage required, and fencing requirements if any are to be determined by a Professional Engineer based on the conditions and design of the ponding area.
6. **Desilting Area:** Where on-site ponding is not provided, for the purposes of gravel/screening surfaces desilting areas are defined as depressions incorporated into the parking or landscaping upstream of any discharge onto public streets for the purpose of desilting and stilling runoff. Desilting basins shall have a minimum capacity of 0.05 cubic feet per square foot of gravel parking surface (5 CF of desilting per 100 SF parking) unless otherwise designed by a Professional Engineer and approved by the City Engineer.

Example: 1 parking space 9' x 20' = 180 SF x 0.05= 9 CF desilting basin

Use: 2 FT x 3 FT x 1.5 FT deep or triangular swale  
(Entire site may have other requirements).

7. **Utility Facility:** Equipment, mains, lines, and required infrastructure and appurtenances for the transmission of power, fuel, water, sanitary sewer, or communication not including office and administrative building uses.

## **ARTICLE II BICYCLE PARKING**

### **Section 20.14.090 Bicycle Parking Required**

Bicycle parking facilities shall be provided for new buildings or facilities, additions to or enlargements of existing buildings, or for changes in the use of buildings or facilities that result in the need for additional auto parking facilities in accordance with the parking requirements in Article I of this Chapter and where required in Table Section 20.14.050.C. The Building Official is authorized to approve modifications to these standards when the applicant successfully

demonstrates that the proposed alternative layout, location, design or type of racking meets the intent of these standards.

### **Section 20.14.100 Number of Bicycle Spaces**

Calculations to compute the number of required bicycle parking spaces shall be as required in Table Section 20.14.050.C of this Chapter. Calculations shall be based upon vehicle parking required under the “Current Code” portion of the Table and shall not include parking required under the “Previous Code” portion of the Table. Where the calculation of the required bicycle parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.

### **Section 20.14.110 Standards**

- A. Individual bicycle parking spaces shall be a minimum of seventy-five inches long by twenty-four wide (75" X 24") for each space. Where double-sided multi-racks are utilized resulting in overlapping of bicycle parking spaces, the minimum bicycle parking space for two (2) bicycles shall be one hundred inches long by thirty-six inches wide (100" X 36").
- B. Bicycle parking racks shall be located in highly visible, well-lighted areas. A minimum of fifty percent (50%) of the required number of bicycle parking spaces shall be located in close proximity to a public entrance to the building requiring bicycle parking spaces.
- C. Bicycle parking racks shall support the bikes in a stable, upright position, without damage to wheels, frame or other components.
- D. Bicycle parking racks shall support the frame of the bicycle and at least one wheel. Racks shall allow the frame and one wheel to be locked to the rack, regardless of whether the front wheel is removed or not. Racks shall permit the use of cable or U-shaped locking mechanisms. Racks shall be securely anchored. Racks shall accommodate a wide variety of sizes and types of bicycles, including those with water bottles or without kick stands.
- E. Bicycle parking racks shall be permanently mounted/installed within private property on solid surfaces. Racks placed adjacent to sidewalks shall not encroach upon required pedestrian access ways, accessible routes or accessible passing space areas.
- F. Access shall be provided to each required bicycle parking space. Aisles shall have a width of at least three feet (3') to the front, rear or side of the bicycle parking spaces.
- G. Racks shall be placed a minimum of twenty-four inches (24") away from walls and other elements that may create an obstacle to accessing the bike parking spaces.

### **Section 20.14.120 Bicycle Parking on City Right-of-Way**

Where the required bicycle parking spaces cannot be properly located upon the lot generating the need for bicycle parking, the owner or applicant of the property generating the need for bicycle parking may apply for a Special Privilege from the City for permission to locate the bicycle parking on City Right-of-Way. Refer to the requirements in Chapter 15.08.

### **Section 20.14.130 Substitution of Bicycle Parking**

New and existing building and facilities may substitute up to ten percent (10%) of the required vehicular spaces for additional bike parking. Substitutions shall be made based on one (1) vehicular parking space for at least six (6) bicycle parking spaces. Substitutions shall be subject to the requirements of Section 20.14.100 and shall be in addition to the number of bicycle parking spaces required by this Chapter.

#### **Section 20.14.140 Shared Bicycle Parking**

Whenever a shared bicycle parking arrangement is proposed to comply with the requirements of this Chapter, the shared bicycle parking arrangement shall be subject to the prior approval of the Building Official. To obtain approval of a shared bicycle parking arrangement, the owner or operator of the property on which the parking need is generated shall comply with the requirements of Section 20.14.050.

### **ARTICLE III       LOADING STANDARDS**

#### **Section 20.14.150 Loading Berths/Spaces Required**

Loading berths and loading spaces for truck trailers shall be provided for new buildings or facilities, additions to or enlargements of existing buildings, or for changes in the use of buildings or facilities that result in the need for additional loading berths or spaces where required in Section 20.14.050.

#### **Section 20.14.160 Truck Trailer Parking**

The owner or operator of a building or facility shall be responsible for providing adequate parking and maneuvering areas for truck trailers as required for the proper operation of the use(s) present in the building or facility, in addition to the spaces required under Section 20.14.150. Such parking and maneuvering areas shall be designed in accordance with sound engineering practices. Areas designated for the parking of truck trailers are not required to be marked or striped.

#### **Section 20.14.170 Standards**

##### **A. Location of Spaces**

The location, design and number of required off-street parking spaces shall conform to the provisions of this Chapter. Off-street truck trailer loading or parking required by this Chapter shall be located on the same parcel as the use generating the loading or parking need. Parking spaces provided in excess of the required parking spaces shall also comply with the requirements of this Chapter, except Section 20.14.170.A.

##### **B. Responsibility for and Use of Spaces**

The provision and maintenance of off-street truck trailer loading and parking shall be the responsibility of the owner of the use, building, structure and/or property on which the use generating the loading or parking need is located. Required loading or parking spaces shall be utilized only for the loading, unloading or parking of truck trailers, as appropriate, and shall not be utilized for another use or purpose for the duration of the use requiring such off-street loading

or parking. The number, design or function of required off-street loading or parking spaces shall not be altered or reduced in a manner that violates the requirements of this Chapter.

### **C. Failure to Maintain Required Number of Spaces**

Failure to maintain the required number off-street truck trailer loading or parking spaces, may, after written notice to the owner or operator, result in the revocation of the Certificate of Occupancy for the building or facility in addition to other penalties as described in Section 20.04.

## **Section 20.14.180 Design and Construction**

### **A. Minimum Dimensions and Arrangement**

Required off-street truck trailer loading spaces shall comply with the following minimum dimensional requirements: for truck trailer and cab combinations equal to or less than sixty feet (60'-0") in length, truck trailer parking spaces and berths shall be a minimum of twelve feet (12'-0") wide by sixty feet (60'-0") long with a minimum of fifty feet (50'-0") maneuvering area (Total area = 12'-0" x 110'-0"); for truck trailer and cab combinations greater than sixty feet (60'-0") in length, truck trailer parking spaces and berths shall be a minimum of 12 feet (12'-0") wide by seventy five (75'-0") long with a minimum of fifty feet (50'-0") maneuvering area (Total area = 12'-0" x 125'-0"). Layouts utilizing shared maneuvering area between two or more rows of truck trailer loading spaces shall be acceptable. Alternate maneuvering area sizes may be accepted by the Building Official where an appropriate layout providing adequate truck trailer maneuvering can be demonstrated. Loading berths, loading spaces and the maneuvering areas to enter and exit from each berth or space shall have a minimum of fourteen feet (14'-0") unobstructed height. No portion of an off-street truck trailer loading or parking space shall encroach onto a public right-of-way.

### **B. Reductions**

No reductions shall be permitted to the number of truck trailer loading and parking spaces and facilities required in Section 20.14.050.

### **C. Access to Lots**

Access to off-street truck trailer loading and parking spaces shall be provided by aisles or driveways complying with Title 19 Subdivisions, Title 13 Streets, Sidewalks and Public Places, and this Chapter. An aisle is the traveled path providing vehicular access to two or more parking spaces. Access shall be subject to approval by the Building Official and shall be arranged to minimize turning movements onto and from the public right-of-way. Aisles and driveways providing access to off-street parking spaces shall connect to a dedicated public or private street, except where otherwise permitted as a commercial unit development in accordance with Section 20.02. The use of property zoned R, A or RMU for access to a parking area on a separate site for a use that is not permitted in the R, A or RMU zones is prohibited. The maneuvering of truck trailers into and out of loading, parking and associated maneuvering areas shall not encroach upon public right-of-way or restrict, reduce, or obstruct traffic flow by vehicles or pedestrians.

## **ARTICLE IV. STORAGE STANDARDS**

### **Section 20.14.190 Purpose**

The requirements of this Article are intended to provide reasonable standards for the keeping of outdoor, off-street, on-site storage.

### **Section 20.14.200 Applicability**

This Article shall apply to the outdoor storage of motor vehicles and wheeled portable units, including, but not limited to: automobiles, non-commercial trucks, light trucks, bicycles, motorcycles, semi-trailer trucks and cabs, recreational vehicles, motor-homes, trailers, boats, buses, mobile homes, industrial housing units, etc. These requirements shall also apply to the outdoor storage of materials, products, junk, equipment or merchandise, regardless of screening from view from a public right-of-way or alley.

#### **Exceptions:**

1. Incidental outdoor storage of materials related to construction sites with a valid building permit.
2. Outdoor storage of live plants on lots of not less than one (1) acre.
3. Outdoor storage of landscaping gravel, rocks, etc. for wholesale or retail sales.
4. Outdoor storage of goods incidental to agricultural uses.
5. Outdoor storage for sale of monuments for graves, including headstones, markers, statues, etc.
6. Outdoor storage of junked vehicles and vehicle parts, junk yards or wrecking yards, when located on property with a valid Certificate of Occupancy for that use at that address.
7. Outdoors storage of wheeled units that are construction or heavy equipment designed primarily to be utilized off-road, such as earth moving equipment, road graders, etc.

Outdoor storage shall only be located where permitted as a principal use or an accessory use in accordance with the Table of Permitted Uses in Chapter 20.08.

### **Section 20.14.210 Standards**

#### **A. General**

Outdoor storage of all types shall comply with the following:

1. The maintenance of outdoor storage areas shall be the responsibility of the owner of the use, building, structure and/or property on which the storage is located.
2. Outdoor storage areas shall not be utilized for repair, dismantling or servicing of the stored items.
3. Outdoors storage shall not utilize areas designated or required for off-street parking, off-street truck trailer loading, maneuvering areas, landscaping, accessible routes or similar required elements.
4. Outdoor storage areas shall be adequately sized to ensure that all outdoor storage is located on approved surfacing.

#### **B. Motor Vehicles and Wheeled Units – For Sale**

1. Outdoor storage areas for the following items offered for sale at the same premises - motor vehicles, mobile homes, industrialized housing units and other wheeled units shall comply with the surfacing requirements of Section 20.14.030.E.

2. Such outdoor storage areas shall be landscaped where required in accordance with the Landscaping Ordinance, including the provision of canopy trees and landscape irrigation systems.
3. Such outdoor storage of motor vehicles, not including junked or wrecked vehicles or vehicles parts, shall not be required to be screened unless required by Chapter 20.16 or other provisions of Title 20.

**C. Motor Vehicles and Wheeled Units – Not For Sale**

1. Outdoor storage areas for the following items not offered for sale at the same premises - motor vehicles, mobile homes, industrialized housing units and other wheeled units shall comply with the surfacing requirements of Section 20.14.200.D.
2. Such outdoor storage areas shall be landscaped where required in accordance with the Landscaping Ordinance, including the provision of canopy trees and landscape irrigation systems.
3. Such outdoor storage of motor vehicles, not including junked or wrecked vehicles or vehicles parts, shall not be required to be screened unless required by Chapter 20.16 or other provisions of Title 20.

**D. Outdoor Storage Standards**

1. Outdoor storage areas for materials, products, junk, merchandise, equipment that is not a motor vehicle offered for sale and not another wheeled unit offered for sale, shall comply with the following requirements:
  - i. Ingress and egress aprons shall comply with Title 19.
  - ii. Storage spaces or areas, drives and aisles shall be constructed of a minimum of six inches (6") of sub-grade material uniformly compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM D-1557 and a minimum of two inches (2") of crushed stone or gravel composed of hard stone sized between three quarter inch (3/4") to two inches (2"), or other engineered design approved by the Building Official.
  - iii. The stone/gravel shall be maintained by the owner, operator to the satisfaction of the Building Official, including re-grading or restoration as needed due to traffic use, or storm related degradation.
2. Such outdoor storage areas are not required to be landscaped.
3. Such outdoor storage areas shall be required to be screened from view from adjacent properties and public streets by screening walls or fences in accordance with Chapter 20.16 or other provisions of Title 20.
4. Outdoor storage of materials, products, merchandise, etc. that is offered for sale at a licensed flea market shall comply with the surfacing requirements of Section 20.14.030.E.

**E. Other Requirements**

Refer to other sections of Title 20 for additional requirements governing parking and outdoor storage. See attached Table Section 20.14.050.C.

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

PARKING TABLE		Rounding Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require 200/500=0.4 or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require 250/500=0.5 or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require 200/500=48.8 or 49 parking spaces.				
Use Description						
Use Description					Gravel Screening Parking	
					Required	Excess
1.00	Agricultural and Related Operations	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer		
1.01	Animal Cemetery	1/200 SF GFA; min 5	None	None	Allowed	Allowed
1.03	Animal Kennel	1/500 SF GFA	None	None	Allowed	Allowed
1.04	Animal Pound	1/500 SF GFA	None	None	Allowed	Allowed
1.05	Animal Training Facility (school)	1/500 SF GFA	None	None	Allowed	Allowed
1.06	Barn	None	None	None	Allowed	Allowed
1.07	Composting Facility	1/500 SF GFA	None	None	Allowed	Allowed
1.08	Dude Ranch	1/500 SF GFA	None	None	Allowed	Allowed
1.09	Farm (Greater than 5 acres.)	1/1,000 SF GFA	None	None	Allowed	Allowed
1.11	Feed Yard	1/1,000 SF GFA	None	None	Allowed	Allowed
1.12	Greenhouse (industrial scale)	1/2,000 SF GFA	None	None	Allowed	Allowed
1.13	Harvesting (field, tree, bush crops)	None	None	None	Allowed	Allowed
1.14	Livestock Auction	1/1,000 SF GFA	None	None	Allowed	Allowed
1.15	Livestock Grazing	None	None	None	Allowed	Allowed
1.16	Nursery (industrial scale)	1/1,000 SF GFA	None	None	Allowed	Allowed
1.17	Pasturage & Raising of Small or Large Animals	None	None	None	Allowed	Allowed
1.18	Poultry Hatchery	1/1,000 SF GFA of Buildings	None	None	Allowed	Allowed
1.19	Produce Stand	1/200 SF GFA	None	None	Allowed	Allowed
1.20	Raising (field, tree, bush crops)	None	None	None	Allowed	Allowed
1.21	Raising Small or Large Animals	1/300 SF GFA	None	None	Allowed	Allowed
1.22	Riding Academy	1/500 SF GFA	None	None	Allowed	Allowed
1.23	Stable (including breeding)	1/500 SF GFA	None	None	Allowed	Allowed
1.24	Veterinary Treatment Center (large animals)	1/400 SF GFA	None	None	Allowed	Allowed
1.25	Veterinary Treatment Center (small animals)	1/400 SF GFA	None	None	Allowed	Allowed
2.00	Commercial Storage & Processing	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
2.01	Automobile Wrecking Yard	1/400 SF GFA	None	1 Acre, max 10	Allowed	Allowed
2.02	Bottling Works	1/500 SF GFA	None	1/100,000 SF; min 1	Allowed	Allowed
2.04	Contractor Yard (Greater than one acre)	1/1,000 SF GFA of Buildings	None	1/Acre, max 10	Allowed	Allowed
2.05	Contractor Yard (Less than one acre)	1/1,000 SF GFA of Buildings	None	One	Allowed	Allowed
2.06	Explosives (storage)	1/1,000 SF GFA	None	One	Allowed	Allowed
2.07	Food Storage Locker	1/1,000 SF GFA	None	None	Allowed	Allowed
2.08	Warehouse	1/400 SF GFA Office, (located in proximity to offices), plus 1/5,000 SF GFA Warehouse (can	None	1/100,000 SF; min 1	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

		include spaces in aisles between buildings)				
2.09	Liquefied Petroleum Gas (storage & dispensing)	1/1,000 SF GFA	None	Two	Allowed	Allowed
2.12	Moving & Storage Facility	1/400 SF GFA Office, plus 1/5,000 SF GFA of Warehouse	None	1/100,000 SF; min 1	Allowed	Allowed
2.13	Office Warehouse	1/400 SF GFA Office, plus 1/5,000 SF GFA of Warehouse	None	1/100,000 SF; min 1	Allowed	Allowed
2.14	Salvage Yard (scrap materials)	1/1,000 SF GFA	None	1/Acre, max 10	Allowed	Allowed
2.15	Self Storage Warehouse	1/400 SF GFA Office, (located in proximity to offices), plus 1/5,000 SF GFA Warehouse (can include spaces in aisles between buildings)	None	1/100,000 SF; min 1	Allowed	Allowed
2.16	Storage of Supplies, Equipment and Goods	1/5,000 SF GFA Warehouse plus 1/5,000 of outdoor storage.	None	1/100,000 SF; min 1	Allowed	Allowed
3.00	Educational, Institutional & Social	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
3.01	Adult Day Care Center	1/500 SF GFA	None	None	Not Allowed	Not Allowed
3.02	Art Gallery	1/1,000 SF GFA	5% of parking	Over 20,000 SF GFA = 1	Allowed	Allowed
3.03	Child Care Facility Type 3	3 spaces	None	None	Allowed	Allowed
3.04	Child Care Facility Type 4	3 spaces	None	None	Allowed	Allowed
3.05	Child Care Facility Type 5	1/500 SF GFA, plus 5 spaces	None	None	Allowed	Allowed
3.07	Child Care Facility Type 7	1/500 SF GFA plus 5 spaces	None	None	Allowed	Allowed
3.09	Church/Mosque	1/100 SF GFA of Auditorium; plus 1/400 SF GFA of other areas	None	None	Allowed	Allowed
3.10	Community Center	1/300 SF GFA; 10 min	None	None	Not Allowed	Allowed
3.11	Convent	0.5/resident/bedroom	None	None	Allowed	Allowed
3.12	Correctional Facility	Note 1	None	Note 1	Not Allowed	Not Allowed
3.13	Library	1/300 SF GFA	10% of parking	20,000 - 100,000 SF GFA = 1; over 100,000 SF GFA = 2	Allowed	Allowed
3.14	Lodge	1/300 SF GFA	None	None	Allowed	Allowed
3.15	Monastery	0.5/resident/bedroom	None	None	Allowed	Allowed
3.16	Museum	1/1,000 SF GFA	10% of parking	1/50,000 SF GFA	Not Allowed	Allowed
3.17	Orphanage, Shelter	Note 1	None	None	Not Allowed	Allowed
3.18	Penal Facility	Note 1	None	Two	Not Allowed	Not Allowed
3.19	School, Public, Private, or Parochial	2/1,000 SF GFA	5% of parking	Up to 25,000 SF GFA=1; Over	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

	(9 through 12)			25,000 SF GFA=2		
3.20	School, Public, Private, or Parochial (Pre-K through 8)	1/1,000 SF GFA	5% of parking	Over 25,000 SF GFA=1	Allowed	Allowed
3.21	School, Trade	1/200 SF GFA	None	None	Allowed	Allowed
3.22	School, Vocational B77	1/200 SF GFA	None	None	Allowed	Allowed
3.23	Social, Fraternal Club	1/300 SF GFA	None	None	Allowed	Allowed
3.24	Synagogue	1/100 SF GFA of Auditorium; plus 1/400 SF GFA of other areas	None	None	Allowed	Allowed
3.25	Temple	1/100 SF GFA of Auditorium; plus 1/400 SF GFA of other areas	None	None	Allowed	Allowed
3.26	Union Hall	1/300 SF GFA	None	None	Allowed	Allowed
3.27	University, College	Dorms=1/2 residents; Gyms=1/400 GFA; Admin. Offices = 1/300 SF GFA; Classroom Facilities = 1/500 SF GFA	5% of parking	1/50,000 SF Up to 400,000 SF; plus 1/100,000 SF over 400,000 SF	Allowed	Allowed
3.28	Youth Organization (with/without living facility)	1/500 SF GFA	5% of parking	None	Allowed	Allowed
4.00	Office & Research Services	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking Required	Excess
4.01	Automated Teller Machine (ATM)	None	None	None	Not Allowed	Not Allowed
4.02	Bank	1/200 SF GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed
4.03	Courier & Message Service	1/400 SF GFA	None	None	Not Allowed	Allowed
4.04	Credit Union	1/200 SF GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed
4.05	Data Processing Center	1/400 SF GFA	None	None	Allowed	Allowed
4.06	Employment Agency	1/400 SF GFA	None	None	Allowed	Allowed
4.07	Financial Institution	1/200 SF GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed
4.08	Office/Administrative-Manager's	1/400 SF GFA	5% of parking	1/200,000 SF GFA	Allowed	Allowed
4.09	Office, Business	1/400 SF GFA	5% of parking	1/200,000 SF GFA	Allowed	Allowed
4.10	Office, Medical	1/200 SF GFA	5% of parking	1/200,000 SF GFA	Not Allowed	Allowed
4.11	Office, Professional	1/400 SF GFA	5% of parking	1/200,000 SF GFA	Allowed	Allowed
4.12	Radio Broadcasting Studio	1/400 SF GFA	None	None	Allowed	Allowed
4.13	Research Laboratory	1/400 SF GFA	None	1/200,000 SF GFA	Allowed	Allowed
4.14	School, Arts & Crafts	1/200 SF GFA	None	None	Allowed	Allowed
4.15	Studio, Dance	1/400 SF GFA	None	None	Allowed	Allowed
4.16	Studio, Music	1/400 SF GFA	None	None	Allowed	Allowed
4.17	Studio, Photography	1/400 SF GFA	None	None	Allowed	Allowed
4.18	Telemarketing Agency	1/200 SF GFA	None	None	Not Allowed	Not Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

4.19	Television Broadcasting Studio	1/400 SF GFA	None	None	Allowed	Allowed
5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
5.01	Minimal Food Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.02	Animal Slaughtering and Processing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.03	Apparel Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.04	Beverage Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.05	Bread & Bakery Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.06	Brewery	1/600 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.07	Chemical Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.08	Coal Products Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.09	Commercial & Service Industry Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.11	Computer Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.12	Dairy Product Processing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.13	Electronic Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.14	Fabricated Metal Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.15	Food Manufacturing, Other	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.17	Grain & Oil Seed Milling	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.18	Household Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.19	Leather & Allied Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.20	Machinery Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.21	Nonmetallic Mineral Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.22	Paper Products	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.23	Petroleum Products Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.24	Plastic Products Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.25	Primary Metal Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.26	Recycling Collection Facility (large)	1/1,000 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.27	Recycling Collection Facility (small)	1/1,000 SF GFA	None	None	Allowed	Allowed
5.28	Reverse Vending Machines	One	None	None	Allowed	Allowed
5.29	Rubber Product Manufacturing	1/1,500 SF GFA	None	None	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

5.30	Seafood Product Preparation & Processing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.31	Sugar & Confectionery Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.32	Testing Laboratory	1/400 SF GFA	None	1/100,000 SF GFA	Allowed	Allowed
5.33	Textile Mill	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.34	Textile Product Mill	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.35	Tobacco Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.36	Transportation Equipment Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
5.37	Wood Product Manufacturing	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
6.00	Medical & Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
6.01	Assisted Living Facility (elderly)	1/3 Patient Unit	None	1/100,000 SF GFA	Not Allowed	Allowed
6.02	Clinic	1/250 SF GFA	5% of parking	1/100,000 SF GFA	Not Allowed	Allowed
6.03	Convalescent Home	1/3 Patient Unit	None	1/100,000 SF GFA	Not Allowed	Allowed
6.04	Drug Store	1/250 SF GFA	5% of parking	Over 25,000 SF GFA=One	Not Allowed	Allowed
6.05	Hospital	1/400 SF GFA	2% of parking	1/50,000 SF GFA	Not Allowed	Allowed
6.06	Intermediate Care Facility (elderly)	1/3 Patient Unit	None	1/100,000 SF GFA	Not Allowed	Allowed
6.07	Medical Laboratory	1/400 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
6.08	Medical Treatment Facility	1/400 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
6.09	Nursing Home	1/3 Patient Unit	None	1/100,000 SF GFA	Not Allowed	Allowed
6.10	Optical Dispensary	1/250 SF GFA	None	Over 25,000 SF GFA=One	Not Allowed	Allowed
6.11	Pharmacy	1/250 SF GFA	None	Over 25,000 SF GFA=One	Not Allowed	Allowed
6.12	Rest Home	1/3 Patient Unit	None	Over 25,000 SF GFA=One	Not Allowed	Allowed
6.13	Sanitarium	1/3 Patient Unit	None	Over 25,000 SF GFA=One	Not Allowed	Allowed
7.00	Mining & Quarrying Operations	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
7.01	Batching Plant	None	None	None	Allowed	Allowed
7.02	Borrow Pit	None	None	None	Allowed	Allowed
7.03	Drilling Gas Well	None	None	None	Allowed	Allowed
7.04	Drilling Oil Well	None	None	None	Allowed	Allowed
7.05	Quarry	None	None	None	Allowed	Allowed
7.06	Raw Material Processing	None	None	None	Allowed	Allowed
		None	None	None	Allowed	Allowed
7.07	Sand & Gravel Extraction	None	None	None	Allowed	Allowed
		None	None	None	Allowed	Allowed
7.08	Shaft Mining	None	None	None	Allowed	Allowed
7.09	Strip Mining	None	None	None	Allowed	Allowed
8.00	Motor Vehicle Sale & Service	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
8.01	Ambulance Service	1/400 SF GFA of	None	None	Not	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

		Buildings Plus 1/Ambulance			Allowed	
8.02	Automobile (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Not Allowed Storage Only	Not Allowed Storage Only
8.03	Automobile Part Sales	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Not Allowed	Allowed
8.05	Automotive Repair Garage	3/each service bay not counting bays as parking spaces	None	None	Not Allowed	Not Allowed
8.06	Automotive Service Station	3/each service bay not counting bays as parking spaces	None	None	Not Allowed	Not Allowed
8.07	Boat, Boat-Trailer (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Allowed	Allowed
8.08	Bus (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Allowed	Allowed
8.09	Carwash Full-Service	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Not Allowed	Not Allowed
8.10	Carwash Self-Service	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Not Allowed	Not Allowed
8.11	Commercial Fueling Station	1/250 SF GFA of Buildings, not counting parking in fueling areas	None	None	Not Allowed	Not Allowed
8.12	Contractor Equipment Sales	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Allowed	Allowed
8.13	Farm Equipment (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Allowed	Allowed
8.14	Heavy Equipment (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Allowed	Allowed
8.15	Heavy Truck (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Allowed	Allowed
8.16	Light Truck (sales, storage, repair & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	One	Not Allowed For Sales, Service or Rental	Not Allowed For Sales, Service or Rental
8.17	Light Truck Part Sales	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Not Allowed	Allowed
8.18	Manufactured Home (sales, display & repair)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Allowed	Allowed
8.19	Mobile Home (sales, display & repair)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Allowed	Allowed
8.20	Motor Vehicle repair, major	3/each service bay not counting bays as parking spaces	None	None	Not Allowed	Not Allowed
8.21	Motor vehicle repair, minor, Vehicle Inspections Station	3/each service bay not counting service bays as parking	None	None	Not Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

		spaces				
8.22	Motorcycle (sales, service, storage & rental)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Not Allowed For Sales, Service or Rental	Not Allowed For Sales, Service or Rental
8.23	Recreation Vehicle Park	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Allowed	Allowed
8.24	Trailer, 18-Wheeler (sales, display & repair)	1/400 SF GFA of Buildings Plus 1/Ambulance	None	None	Allowed	Allowed
8.25	Truck Stop	1/500 SF GFA	None	None	Not Allowed	Not Allowed
9.00	Parking & Loading	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
9.01	Garage, Parking (commercial)	Not Applicable	Not Applicable	Not Applicable	Not Allowed	Not Allowed
9.02	Garage, Parking (community)	Not Applicable	Not Applicable	Not Applicable	Not Allowed	Not Allowed
9.03	Garage, Parking (private)	Not Applicable	Not Applicable	Not Applicable	Not Allowed	Allowed
9.04	Loading Spaces (serving another property)	Not Applicable	Not Applicable	Not Applicable	Not Allowed	Allowed
9.05	On Site Loading Spaces	Not Applicable	Not Applicable	Not Applicable	Not Allowed	Allowed
9.06	On Site Parking Spaces	Not Applicable	Not Applicable	Not Applicable	Not Allowed	Allowed
9.08	Parking Spaces (serving another property)	Not Applicable	Not Applicable	Not Applicable	Allowed	Allowed
10.00	Personal Services	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
10.01	Barber Shop	1/250 SF GFA	None	None	Allowed	Allowed
10.02	Beauty Salon	1/250 SF GFA	None	None	Allowed	Allowed
10.03	Cemetery	1/200 SF GFA of Buildings	None	One	Allowed	Allowed
10.04	Crematorium	1/400 SF GFA	None	One	Allowed	Allowed
10.05-07	Dry Cleaning Shop/ Dry cleaner/commercial	1/250 SF GFA	None	None	Not Allowed	Allowed
10.08	Extermination Services	1/250 SF GFA	None	None	Allowed	Allowed
10.09	Funeral Home	1/100 SF GFA of Auditorium and Visitor's Area	None	None	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

10.11	Laundromat, Laundry	1/200 SF GFA of Buildings	None	None	Not Allowed	Allowed
10.12	Laundry (commercial)	1/200 SF GFA of Buildings	None	One	Not Allowed	Allowed
10.13	Locksmith	1/250 SF GFA	None	None	Not Allowed	Allowed
10.15	Mausoleum	1/400 SF GFA	None	One	Allowed	Allowed
10.16	Mortuary	1/100 SF GFA of Auditorium and Visitor's Area	None	None	Allowed	Allowed
10.17	Photo Finishing Lab	1/250 SF GFA	None	None	Allowed	Allowed
10.18	Shoe Repair Shop	1/250 SF GFA	None	None	Allowed	Allowed
10.19	Tattoo Parlor	1/250 SF GFA	None	None	Allowed	Allowed
10.20	Taxidermist	1/250 SF GFA	None	None	Allowed	Allowed
11.00	Recreation, Amusement & Entertainment	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking Required    Excess	
11.01	Adult Motion Picture Theatre	1/100 SF GFA	None	None	Not Allowed	Allowed
11.02	Amusement Game Complex (indoor)	1/200 SF GFA	10% of parking	1/50,000 SF GFA of Buildings	Allowed	Allowed
11.03	Amusement Park (indoor & outdoor)	1/1,000 SF GFA of indoor & outdoor recreation areas	10% of parking	1/50,000 SF GFA of indoor & outdoor recreation areas	Allowed	Allowed
11.04	A Athletic Facility (indoor)	1/500 SF GFA of buildings, pools and courts	5% of parking	None	Allowed	Allowed

11.05	Athletic Facility (outdoor)	1/500 SF GFA of buildings, pools and courts	5% of parking	None	Allowed	Allowed
11.06	Ballroom	1/100 SF GFA of assembly area; plus 1/200 SF GFA of other areas	None	One	None	None
11.07	Billiard and Pool Hall	1/250 SF GFA	None	None	Allowed	Allowed
11.08	Bingo Hall	1/100 SF GFA of assembly area; plus 1/200 SF GFA of other areas	None	None	Allowed	Allowed
11.09	Bowling Alley	4/land plus 1/200 SF GFA of non bowling accessory uses	5% of parking	One	Allowed	Allowed
11.10	Campground	1/400 SF GFA of buildings; not counting camping unit spaces	None	None	Allowed	Allowed
11.11	Coliseum	1/50 SF GFA	5% of	1/100,000 SF GFA	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

			parking			
11.12	Community Recreational Building	1/400 SF GFA	5% of parking	None	Allowed	Allowed
11.13	Convention Center	1/400 SF GFA	5% of parking	1/100,000 SF GFA	Allowed	Allowed
11.14	Dance Hall	1/50 SF GFA	5% of parking	One	Allowed	Allowed
11.15	Exercise Facility (indoor)	1/200 SF GFA	5% of parking	One	Allowed	Allowed
11.16	Exhibition Hall/ Auditorium	1/50 SF GFA	5% of parking	1/100,000 SF GFA	Allowed	Allowed
11.17	Fairground	1/1,000 SF GFA	5% of parking	1/100,000 SF GFA	Allowed	Allowed
11.18	Gambling Casino	1/50 SF GFA	None	1/100,000 SF GFA	Allowed	Allowed
11.19	Go-Cart Track	1/1000 SF of outdoor area; & 1/200 SF GFA of buildings	10% of parking	None	Allowed	Allowed
11.20	Golf Course (with/without restaurant & bar)	1/200 SF of meeting rooms; plus 1/100 SF GFA restaurant & bar areas; plus 1/400 SFGFA of other areas	5% of parking	None	Allowed	Allowed
11.22	Golf Driving Range	1/tee space plus 1/200 SF of buildings	None	None	Allowed	Allowed
11.23	Ice Skating Facility	1/300 SF GFA	10% of parking	None	Allowed	Allowed
11.24	Lazer Games Center	1/300 SF GFA	10% of parking	None	Allowed	Allowed
11.25	Miniature Golf Course	1/Hole	10% of parking	None	Allowed	Allowed
11.26	Movie Theatre (indoor)	1/4 Seats	10% of parking	None	Not Allowed	Not Allowed
11.27	Movie Theatre Drive-in (outdoor)	1.0/speaker station	None	None	Allowed	Allowed
11.28	Nightclub, bar, cocktail lounge	1/100 SF GFA	None	None	Allowed	Allowed
11.29	Nude Live Entertainment Club	1/100 SF GFA	None	None	Allowed	Allowed
11.30	Paint Ball Center (indoor)	1/300 SF GFA	5% of parking		Allowed	Allowed
11.31	Paint Ball Center (outdoor)	1/1,000 SF GFA outdoor rec. area; & 1/200 SF GFA of Buildings	5% of parking	None	Allowed	Allowed
11.32	Park	2/acre of outdoor rec. area. EXCEPTION: Off-	2/acre of outdoor	None	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

		street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the Park.	recreation area			
11.33	Racetrack, Auto or Truck	1/5 seats for stands	None	1/25,000 SF GFA	Allowed	Allowed
11.34	Racetrack, Motorcycle	1/5 seats for stands	None	1/25,000 SF GFA	Allowed	Allowed
11.35	Racquetball Club (indoor-with/without restaurant & bar	1/400 SF GFA	5% of parking	None	Not Allowed	Allowed
11.36	Racquetball Club (outdoor-with/without restaurant & bar	1/400 SF GFA of buildings & courts	5% of parking	None	Not Allowed	Allowed
11.37	Roller Skating Facility	1/300 SF GFA	10% of parking	None	Not Allowed	Allowed
11.38	Sauna, Exercise Room	None	None	None	Not Allowed	Allowed
11.39	Shooting Range, Archery or Gun (indoor)	1/shooting station	None	None	Not Allowed	Allowed
11.40	Shooting Range, Archery or Gun (outdoor)	1/shooting station	None	None	Not Allowed	Allowed
11.41	Skateboarding Facility (indoor)	1/500 SF GFA	10% of parking	None	Not Allowed	Allowed
11.42	Skateboarding Facility (outdoor)	1/1,000 SF of outdoor recreation area	10% of parking	None	Not Allowed	Allowed
11.44	Sports Arena/Stadium	1/5 seats in main area	5% of parking	1/100,000 SF; min one	Not Allowed	Allowed
11.45	Swimming Pool (commercial)	1/300 SF GFA pool areas & areas	10% of parking	None	Not Allowed	Allowed
11.46	Tennis Club (indoor-with/without restaurant & bar	3/court	10% of parking	None	Not Allowed	Allowed
11.47	Tennis Club (outdoor-with/without restaurant & bar	3/court	10% of parking	None	Not Allowed	Allowed
11.48	Theatre, Performing	1/4 seats or 1/100 SF of floor area	5% of parking	1/100,000 SF; min 2	Not Allowed	Allowed
11.49	Tramway	20 spaces/use	None	None	Allowed	Allowed
12.00	Repair & Service	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
12.01	Commercial Equipment Repair	1/300 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
12.02	Electronic Equipment Repair	1/300 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
12.03	Household Goods Repairs	1/300 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
12.04	Industrial Equipment	1/300 SF GFA	None	1/100,000 SF GFA	Not	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

	Repair				Allowed	
12.05	Personal Goods Repair	1/300 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
12.06	Precision Equipment Repair	1/300 SF GFA	None	1/100,000 SF GFA	Not Allowed	Allowed
13.00	Residential	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
13.01	Animals, keeping for enjoyment purposes, non-commercial	None	None	None	Allowed	Allowed
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt; 2/two or more bedroom apt	5% of parking	None	Allowed	Allowed
13.03	Bed and Breakfast (residence)	1/rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed
13.04	Bed and Breakfast Inn	1/rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed
13.05	Boarding House	1/2 rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed
13.06	Congregate House	1/guest room plus number required for operator's residence	None	None	Allowed	Allowed
13.07	Domestic Garden House, Tool house, Playhouse	None	None	None	Allowed	Allowed
13.08	Domestic Storage	None	None	None	Allowed	Allowed
13.09	Duplex (two-family dwelling)	2/dwelling unit	None	None	Allowed	Allowed
13.10	Dwelling, Resident Watchman or Property Caretaker	2/dwelling unit	None	None	Allowed	Allowed
13.11	Family Home	1/3 resident bedrooms plus number required for operator's residence	None	None	Allowed	Allowed
13.12	Guest, Employee Quarters	2/dwelling unit	None	None	Allowed	Allowed
13.13	Home Occupation Uses (City Licensed)	Number required for HO use plus spaces required for the dwelling unit	None	None	Allowed	Allowed
13.14	Home Occupation Uses (non-City 1 Licensed)	1/plus spaces required for the dwelling unit	None	None	Allowed	Allowed
13.15	Hotel	0.8/rental room; plus 1/800 SF of public meeting and restaurant space	None	1/100,000 SF GFA	Allowed	Allowed
13.16	HUD-code manufactured home	2/dwelling unit	None	None	Allowed	Allowed
13.17	HUD-code manufactured home park	2 for office and laundry building; plus number required	None	None	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

13.18	Industrialized house	2/dwelling unit in each unit	None	None	Allowed	Allowed
13.19	Laundry Room					
13.20	Live-Work Flex Unit	Number required for work unit plus number required for the dwelling unit	None	None	Allowed	Allowed
13.21	Lodging House	1/2 rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed
13.22	Manufactured Home (single - family dwelling unit)	2/dwelling unit	None	None	Allowed	Allowed
13.23	Manufactured Home Park	2 for office and laundry building; plus number required in each unit	None	None	Allowed	Allowed
13.24	Motel	0.8/rental room; plus 1/800 SF of public meeting and restaurant space	None	1/100,000 SF GFA	Allowed	Allowed
13.25	Quadraplex	2/dwelling unit	None	None	Allowed	Allowed
13.26	Ranch (Greater than 5 acres)	1/1,000 SF GFA	None	None	Allowed	Allowed
13.27	Ranchette (larger than 1 acre & less than 5 acres)	2/dwelling unit	None	None	Allowed	Allowed
13.28	Rooming House	1/2 rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed
13.30	Single-Family Attached Dwelling (Atrium, Patio, Townhouse)	2/dwelling unit	None	None	Allowed	Allowed
13.31	Single-Family Detached Dwelling	2/dwelling unit	None	None	Allowed	Allowed
13.32	Swimming Pool, Game Court (non-commercial)	None	None	None	Allowed	Allowed
13.33	Triplex	2/dwelling unit	None	None	Allowed	Allowed
14.00	Sales, Retail & Wholesale	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking Required    Excess	
14.01	Adult Book Store	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.02	Bakery	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.03	Book Store	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.04	Boutique	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.05	Cafeteria	1/100 SF GFA	5% of parking	1/100,000 SF GFA	Not Allowed	Allowed
14.07	Coin-Operated Vending Machines Indoor	None	None	None	Allowed	Allowed
14.08	Convenience Store	1/300 SF GFA	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.09	Convenience Store With Gas Pumps	1/250 SF GFA of building; not counting spaces at pumps	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.10	Delicatessen	1/100 SF GFA	None	None	Allowed	Allowed
14.12	Farm Supply Store	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.13	Feed Dealer	1/500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.14	Flea Market (indoor)	1/250 SF GFA	None	None	Allowed	Allowed
14.15	Flea Market (outdoor)	2/food vendor stalls	None	None	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

		plus 1/other vendor stalls (not counting the stall space)				
14.16	Flower Shop	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.17	Grocery	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.18	Hobby Store	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.19	Home Improvement Center	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.20	Ice Cream Parlor	1/100 SF GFA	5% of parking	None	Allowed	Allowed
14.21	Material Sales (building & construction)	1/500 SF GFA of buildings and roofed structures	None	1/50,000 SF GFA of buildings and roofed structures	Allowed	Allowed
14.22	Music Store	1/250 SF GFA	None	None	Allowed	Allowed
14.23	Newspaper Printing Facility	1/1,500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.24	Nursery, Greenhouse	1/500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.25	Other Retail Establishment (high-volume)	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.26	Other Retail Establishment (low-volume)	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Allowed	Allowed
14.27	Other Wholesale Establishment (high-volume)	1/500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.28	Other Wholesale Establishment (low-volume)	1/500 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.29	Packaged Liquor Store	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.30	Pawn Shop	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.31	Pet Shop (including grooming)	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.32	Print & Copy Shop	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.33	Produce Stand	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.34	Restaurant (drive-in or walk up)	1/100 SF GFA	None	None	Not Allowed	Allowed
14.35	Restaurant (sit down)	1/100 SF GFA	5% of parking	None	Allowed	Allowed
14.36	Shopping Center (Community)	1/250 SF GFA	None	1/50,000 SF GFA	Not Allowed	Allowed
14.37	Shopping Center (Regional)	1/270 SF GFA	None	1/50,000 SF GFA	Not Allowed	Allowed
14.38	Snow Cone, Shaved Ice Stand or Trailer	1/250 SF GFA	None	1/50,000 SF GFA	Not Allowed	Allowed
14.39	Specialty Shop	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.40	Sporting Goods Store	1/250 SF GFA	None	1/50,000 SF GFA	Allowed	Allowed
14.41	Supermarket	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Not Allowed	Allowed
14.42	Superstore	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Not Allowed	Allowed
14.43	Warehouse Club	1/250 SF GFA	5% of parking	1/50,000 SF GFA	Not Allowed	Allowed
15.00	Signs	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking Required    Excess	
15.01	On-Premise Advertising	None	None	None	Allowed	Allowed
15.02	Off-Premise Advertising	None	None	None	Allowed	Allowed
16.00	Temporary Uses	Automobile &	Bicycle	Heavy Truck &	Gravel Screening Parking	

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

		Light Truck		Trailer	Required	Excess
16.01	Amusement Rides, Park	1/1,000 SF GFA outdoor & indoor recreation uses	5% of parking	1/100,000 of gross outdoor & indoor recreation areas	Allowed	Allowed
16.02	Borrow Pit (Related to construction operations)	None	None	None	Allowed	Allowed
16.03	Christmas Tree Stand	1/250 SF GFA of product display - storage	None	None	Allowed	Allowed
16.04	Circus	1/1,000 SF GFA outdoor & indoor recreation uses	5% of parking	1/100,000 of gross outdoor & indoor recreation areas	Allowed	Allowed
16.05	Concrete Mixing or Batching Plant	None	None	None	Allowed	Allowed
16.06	Firewood Sales	1/1,000 SF of gross storage and sales area	None	None	Allowed	Allowed
16.07	Garage Sales	None	None	None	Allowed	Allowed
16.08	Mobile Office/Storage Unit (related to const. Operations)	None	None	None	Allowed	Allowed
16.09	Mobile Office/Storage Unit (related to sales or rental)	1/400 SF GFA	None	None	Allowed	Allowed
16.10	Model Dwelling	2/unit	None	None	Allowed	Allowed
16.11	Carnival	1/1,000 SF GFA outdoor & indoor recreation uses	5% of parking	1/100,000 of gross outdoor & indoor recreation areas	Allowed	Allowed
16.12	Pumpkin Stand /other temporary sales	1/250 SF GFA of product display - storage	None	None	Allowed	Allowed
16.13	Recycling Collection Facility (small)	None	None	None	Allowed	Allowed
16.15	Sales Stands (ranch & farm products)	None	None	None	Allowed	Allowed
16.17	Tents (special events)	1/250 SF GFA of product display - storage	None	None	Allowed	Allowed
16.18	Yard Sale	None	None	None	Allowed	Allowed
17.00	Towers & Related Structures	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
17.01	Amateur & CB Radio Stations (federally licensed)	None	None	None	Allowed	Allowed
17.02	Cellular Communication Antenna, Facility - Mounted	None	None	None	Allowed	Allowed
17.03	Cellular Telecommunication Antenna, Ground Mounted	None	None	None	Allowed	Allowed
17.04	Cellular Telecommunication Antenna, Roof Mounted	None	None	None	Allowed	Allowed
17.05	Radio Broadcasting Antenna	None	None	None	Allowed	Allowed
17.06	Radio Receiving	None	None	None	Allowed	Allowed

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

Station (residential)						
17.07	Satellite Receiving Dish, Antenna	None	None	None	Allowed	Allowed
17.08	Solar Conversion Systems	None	None	None	Allowed	Allowed
17.09	Television Broadcasting Antenna	None	None	None	Allowed	Allowed
17.10	Television Receiving Station (residential-type)	None	None	None	Allowed	Allowed
17.11	Wind-Driven Electrical Generator, Pump	None	None	None	Allowed	Allowed
18.00	Transportation Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
18.01	Air pad	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.02	Airport	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.03	Auxiliary Rail Facilities	None	None	None	Subject to Application	Subject to Application
18.04	Auxiliary Tracks	None	None	None	Subject to Application	Subject to Application
18.05	Diesel Maintenance Facility	None	None	None	Subject to Application	Subject to Application
18.06	Heliport	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.07	Heliostop	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.08	Interlocking Tower	None	None	None	Subject to Application	Subject to Application
18.09	Intermodal Facility	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.10	Motor Carrier Terminal	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.11	Passenger Station	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.12	Railroad R.O.W.	None	None	None	Subject to Application	Subject to Application
18.13	Railroad Repair Shop	None	None	None	Subject to Application	Subject to Application
18.14	Railroad Spur Tracks	None	None	None	Subject to Application	Subject to Application
18.15	Rail yard	None	None	None	Subject to Application	Subject to Application
18.16	Transportation Terminal, Type A	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
18.17	Transportation Terminal, Type B	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application
19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck	Bicycle	Heavy Truck & Trailer	Gravel Screening Parking	
					Required	Excess
19.01	Communication Utility Facility	NOTE 1	None	None	Subject to Application	Subject to Application
19.03	Governmental Use, Building	Number required for specific use(s) in this chart.	Number required for specific use(s) in this chart.	Number required for specific use(s) in this chart.	Subject to Application	Subject to Application

**TABLE 20.64.210  
MINIMUM PARKING REQUIREMENTS**

19.04	Major Utility Facility	NOTE 1	None	None	Subject to Application	Subject to Application
19.05	Minor Utility Facility	None	None	None	Subject to Application	Subject to Application
19.06	Resource Recovery Plant	None	None	None	Subject to Application	Subject to Application
19.07	Sanitary Landfill	None	None	None	Subject to Application	Subject to Application
19.08	Storm Water Retention Basin (public/private)	None	None	None	Subject to Application	Subject to Application
19.09	Utility Storage Yard	None	None	None	Subject to Application	Subject to Application
19.10	Water & Wastewater Utility Facility	NOTE 1	None	None	Subject to Application	Subject to Application
Note: 1 To be determined by the Zoning Administrator using nationally recognized standards.						