

City of Orange

2021 Proposed Comprehensive Parking Code Update Summary

The Blue text that follows represents new and replacement text targeted in a comprehensive parking code update.

New Definitions:

RESTAURANT, COUNTER SERVICE—A restaurant or fast food restaurant where food is ordered and paid for at the counter and either picked up at a service counter or brought to the table with no wait service provided. Counter service restaurants are characterized by quick service and customer stays shorter than full service sit down restaurants where food is ordered from, and served by, wait staff. Counter service establishments include service of pre-prepared food to order or food made to order. Typical counter service establishments have a limited menu and have significant sales based on to-go orders. Examples of counter service restaurants include but are not limited to establishments that predominantly serve coffee, bagels, donuts, or sandwiches.

RESTAURANT, FULL SERVICE—A restaurant where patrons are seated, served by wait staff for initial and any subsequent orders, and payment is made to wait staff. Full service restaurants typically utilize non-disposable dishware and utensils and customers tend to remain for longer times than quick service restaurants. Full service restaurants rely predominantly on dine-in as opposed to a significant amount of take-out customers.

SEAT – A formal sitting fixture whether an individual movable or fixed chair, stool, bench, or booth.

SEAT, FIXED – An immovable seat attached to the floor. For purposes of this definition, an individual fixed seat for bleacher or bench seating measures 26 inches in width.

Restricted Spaces Change:

On residential property, required parking spaces shall not be subject to a fee, charge, or payment from the property owner or leasing household.

New Tandem Parking Allowances:

- Company fleet vehicles in tandem parking arrangement are allowed subject to Community Development Director approval of a parking plan.
- In single-family-zoned residential areas in the Local Old Towne Orange Historic District, tandem parking is allowed on a driveway but not in the required front yard setback. Tandem parking may also be allowed in a garage but may only occur in a historical garage if the garage addition can occur behind the existing garage.
- On properties occupied with a single family residential dwelling where a third parking space is required, the third tandem parking space may occur in an enclosed garage.
- Tandem parking is allowed with a conditional use permit for valet service, non-residential uses, and stand-alone single-tenant commercial uses.

Accessory Dwelling Units (ADU) Parking Change:

Code changes implement State ADU law to indicate that enclosed parking spaces demolished or converted in association with construction of an ADU shall not require replacement.

Shared Use Parking Change:

- Property owner permission is required for a shared use application.
- The applicant shall provide an assessment of the individual land uses and a sum of parking demand. Observed peak demands of different uses should offset each other to demonstrate that they reduce the amount of parking required, at any given time of day.
- The applicant shall reference the most current edition of the Urban Land Institute's Shared Parking analysis and the Institute of Transportation Engineers Trip Generation Manual to determine which mix of uses warrant shared parking based on various time-of-day factors.

Required Parking Area Dimensions Changes:

Parking Area Dimensions are now specific to Required Parking Area Dimensions

Open parking stalls provided in excess of required parking spaces may be eight and a half (8.5) feet wide and eighteen (18) feet long.

A two-foot vehicle overhang may occur over landscaped areas and walkways and count as part of the required parking stall length when the following are provided:

1. The landscape area or walkway is six feet or wider.
2. There is no vehicle travel lane immediately adjacent to the opposite side of the walkway.
3. Parking stalls are configured at 90-degrees.
4. No trees, shrubs, utilities, or other obstructions are located in the two-foot vehicle overhang area and the planting area consists of low-growing groundcover.
5. Walkway clearance continues to meet accessibility requirements even with vehicle overhang.

Community Development Director Authority to Approve Minor Modifications to Non-Residential Parking Change:

The Community Development Director may authorize up to a 20 percent required parking space deviation for any single non-residential land use upon receipt of a parking analysis satisfactory to the director to demonstrate adequate on-site parking will exist in perpetuity to support the use. Approval shall be specific to the land use intensity detailed in the description provided with the parking analysis. If the director observes an intensification

of the land use that creates a parking deficiency for the property, as a term of approval, the operator shall work with the Community Development Department to remedy the situation. All approved deviations shall terminate with the specific business or use but replacements of like kind may request a continuation of the deviation.

The Community Development Director may also require additional parking for any non-residential land use where evidence suggests additional parking is merited.

Loading Area Location Changes:

- Loading areas may now occupy required parking areas subject to the below provision.
- The use of parking spaces for a loading zone during off-peak periods may be considered for single land uses with on-site parking facilities through the site plan or conditional use permit process.

Comparison of Required Parking Spaces for Proposed Versus Existing Land Uses:

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Residential Uses		
Accessory Dwelling Unit	Parking shall be provided as specified in Chapter 17.29. (the same as current requirements per State Law)	<p>One unenclosed parking space shall be provided in excess of the code parking requirement for the existing (principal) residential use except that no parking spaces shall be required for an accessory dwelling unit in any of the following instances:</p> <p>(1) The accessory dwelling unit is located within one-half mile of public transit.</p> <p>(2) The accessory dwelling unit is located within an architecturally and historically significant district.</p> <p>(3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.</p> <p>(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.</p> <p>(5) When there is a care share vehicle located within one block of the accessory dwelling unit.</p>

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
		An applicant for an accessory dwelling unit who is not proposing at least one parking space shall demonstrate to the satisfaction of the Community Development Director that one or more of the above criteria apply.
Single-family dwelling	<p>2 enclosed garage spaces/unit up to 4 bedrooms accessed by a 12 foot wide 20 foot long driveway. For 5 or more bedrooms, 1 additional enclosed space which may be in tandem configuration but may not be in a required front yard setback. For bedroom additions to homes built prior to the effective date of Ordinance 17-08, refer to Section 17.34.020(A).</p> <p>For PUDs, units with 3 or more bedrooms shall provide an additional 1.5 guest parking spaces per dwelling unit. Of this requirement, 1 open parking space may be provided at the residence subject to compliance with Section 17.16.060.</p> <p>Enclosed spaces demolished or converted in association with an</p>	<p>2 enclosed garage spaces/unit up to 4 bedrooms accessed by a 12 foot wide 20 foot long driveway. For 5 or more bedrooms, 1 additional enclosed space. For bedroom additions to homes built prior to the effective date of Ordinance 17-08, refer to Section 17.34.020(A).</p> <p>For PUDs, units with 3 or more bedrooms shall provide an additional 1.5 guest parking spaces per dwelling unit. Of this requirement, 1 open parking space may be provided at the residence subject to compliance with Section 17.16.060.</p>

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES			
	accessory dwelling unit shall not require replacement.				
Duplex, duplex residential	2 parking spaces per unit, one of which shall be in an enclosed garage. 1 additional parking space is required if the dwelling unit is greater than 4 bedrooms. The required third parking space may be in tandem, open or enclosed but not in a front yard setback. Enclosed spaces demolished or converted in association with construction of an ADU shall not require replacement.	2 parking spaces per unit, one of which shall be in an enclosed garage.			
Multifamily residential (3 units or more)	No change	Development Size—3 units to 50 units		Development Size— 51+ Units	
		If unenclosed resident parking is provided (e.g. parking structure, surface parking lots, carports):	If enclosed resident parking is provided:	If unenclosed resident parking is provided (e.g. parking structure(s), surface parking lots, carports):	If enclosed resident parking is provided:

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES			
		Studio—1.3 spaces/unit	Studio—1.4 spaces/unit	Studio—1.2 spaces/unit	Studio—1.4 spaces/unit
		One Bedroom—1.8 spaces/unit	One Bedroom—1.9 spaces/unit	One Bedroom—1.7 spaces/unit	One Bedroom—1.9 spaces/unit
		Two Bedroom—2.3 spaces/unit	Two Bedroom—2.3 spaces/unit	Two Bedroom—2.0 spaces/unit	Two Bedroom—2.3 spaces/unit
		Three Bedrooms—2.6 spaces/unit	Three Bedrooms—2.6 spaces/unit	Three Bedrooms—2.4 spaces/unit	Three Bedrooms—2.6 spaces/unit
		Each additional bedroom above three—0.4 spaces/bedroom/unit	Each additional bedroom above three—0.5 spaces/bedroom/unit	Each additional bedroom above three—0.3 spaces/bedroom/unit	Each additional bedroom above three—0.5 spaces/bedroom/unit
		Of the above requirements a minimum of one space per unit shall be covered. A minimum of 0.2 spaces per unit shall (with a minimum of 2 guest spaces in a multifamily development) be provided as easily accessible and distinguishable guest parking in addition to the required parking for each			

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
		<p>unit.</p> <p>For multifamily residential units without driveways that are at least 18 feet in length, a minimum of 0.3 spaces per unit shall (with a minimum of 2 guest spaces in a multifamily residential development) be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit.</p> <p>If a space that would otherwise meet the definition of a room or bedroom omits one of four encompassing walls, that room shall not be counted as a bedroom for purposes of calculating required number of parking spaces.</p>
Boarding house, bed and breakfast inns	No change	1 space/rentable room, plus any other additional spaces required by the underlying zone
Supportive housing, transitional housing	No change	<p>Supportive housing and transitional housing located in a single-family dwelling unit shall be subject to the parking standards for "Single-family housing and PUD's in R-1 Zone Districts".</p> <p>Supportive housing and transitional housing located within a duplex shall be subject to the parking standards for "R-2 Zone Districts".</p> <p>Supportive housing and transitional housing located within a multi-family dwelling unit shall be subject to the parking standards for "Apartments,</p>

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
		condominiums and PUDs in Multiple Family Zone Districts". For transitional housing or supportive housing configured as group quarters (i.e. where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus 1 space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be enclosed or unenclosed, but are encouraged to be unenclosed.
Homeless shelters	1 parking space per 6 beds, plus 1 space per staff person.	No existing standard
Student housing (dormitory, fraternity, sorority)	No change	0.5 space/student resident, plus 1 space/each resident staff person
Trailer park, mobilehome park	No change	2 spaces/unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed) plus 1 guest space/3 trailers or mobilehomes shall be provided as easily accessible and distinguishable guest parking. Tandem parking is permitted for the mobilehome.
Convalescent facility, skilled nursing facility, rest home, convalescent hospital or facility	No change	1 space/4 beds

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Assisted living	1 space per 3 beds or approval of a Conditional Use Permit for an alternate rate based on a Parking Demand Study. An Overflow Parking Plan may be required as part of a conditional use permit.	No existing standard
Independent living facility	1 enclosed or covered space per unit, plus 1 space per 10 units for guests	No existing standard
Sober living facility	1 space per 3 tenants (The code requirement will remain equivalent to the sober living permit section of the code)	All garage and driveway spaces shall, at all times, be available and used for the parking of vehicles. There must be at least one off-street parking spot for every three tenants. Tenants may each only store or park a single vehicle at the dwelling unit or on any residential street within one thousand (1,000) feet of the dwelling unit.
Memory care	0.6 space per beds or approval of a Conditional Use Permit for an alternate rate based on a Parking Demand Study.	No existing standard
Hotel or motel	1 space per guest room, plus 10 spaces per 1,000 sq. ft. of banquet, assembly, meeting or restaurant seating area when those uses are not primarily utilized by registered occupants, plus 2.5 spaces per 1,000	1 space/guest room, plus additional parking as required for auxiliary uses

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
	sq. ft. of retail uses greater than 5,000 sq. ft. of GFA. Any auxiliary use may have parking rates established by the Community Development Director based on a Parking Demand Study, or other analysis deemed acceptable by the Director.	

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Agriculture/Horticulture Uses		
Agriculture/horticulture (row crops, tree and shrub farms, tree crops and orchards)	1 space per 2 acres	No existing standard
Commercial plant nurseries, retail or seasonal sales	1 space per 1,000 sq. ft. of GFA, plus 1 space per 1,000 sq. ft. of outdoor display	No existing standard
Animal-Orientated Uses		
Dog and cat grooming w/o boarding	4 spaces per 1,000 sq. ft. of GFA	No existing standard

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Dog and cat grooming with boarding	4 spaces per 1,000 sq. ft. of GFA, plus 1 space per 10 boarded pets	No existing standard
Kennels	3 spaces per 1,000 sq. ft. of building and kennel GFA. Animal runs and outdoor activity area is not included in the GFA	No existing standard
Stables	Parking Demand Study or other analysis deemed acceptable by the Community Development Director	No existing standard
Unlisted recreational uses	Operational Plan with Parking Demand Study	No existing standard
Veterinary clinic/hospital, with or without boarding, including or not including livestock animals	5 spaces per 1,000 sq. ft. of GFA	No change 5 spaces per 1,000 sq. ft. of GFA
Automotive Uses For automobile-related uses, parking ratios should be calculated based on the cumulative total of each automotive service provided.		
Vehicle parts sales	4 spaces per 1,000 sq. ft. of GFA	No specific standard Retail rate of 5 spaces per 1,000 sq. ft. of GFA would otherwise be applied

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Vehicle repair, modification, and service as a standalone use. Retail sales showrooms or warehouse storage space calculated separately	3.5 spaces per 1,000 sq. ft. of GFA	3 spaces/service bay for gas stations with service bays, auto repair, body shop, oil change, and smog check and other similar facilities where food, beverages, or sundries are sold on an incidental basis through vending machines or limited display areas representing less than 30 percent of the cashier or waiting area. In the case of gas stations with convenience stores, 2 stalls plus additional parking as required for convenience store. The gas station convenience store parking requirement shall be 1 space/800 sq. ft. of gross floor area. Parking spaces abutting air and water service shall not be included in the total number of parking spaces. Additional parking spaces shall be provided for service bays or car washes associated with gas stations with convenience stores at the ratios identified for such uses in this section.
Vehicle sales, showroom	2.5 spaces per 1,000 sq. ft. of GFA	No existing standard
Vehicle sales, outdoor display: <ul style="list-style-type: none"> New Car Dealership with or without 	<ul style="list-style-type: none"> 0.33 spaces per 1,000 sq. ft. of exterior display area, excluding drive aisles 	Outdoor Sales, including plant nurseries, lumber yards, car sales, and salvage yards: 1 space/1,000 sq. ft. indoor GFA, plus 1 space/1,000 sq. ft. gross outdoor retail area

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
<p>ancillary used car sales</p> <ul style="list-style-type: none"> Used Car Dealership on property greater than an acre Used Car Dealership on property less than or equal to an acre 	<ul style="list-style-type: none"> 0.33 spaces per 1,000 sq. ft. of exterior display area, excluding drive aisles 1 space per 2,000 sq. ft. of parcel area utilized <p>An alternate parking rate may be approved by the Community Development Director when supported by a Parking Demand Study</p>	
Motorcycle dealership	2 spaces per 1,000 sq. ft. of motorcycle display	No existing standard
Vehicle wrecking, salvage, or storage (including recreational vehicles and towing yards)	0.5 spaces per 1,000 sq. ft. of area or 5 spaces minimum	No existing standard
Automobile rental agency	3 spaces per 1,000 sq. ft. of GFA, plus area required for the storage of fleet vehicles, as approved by the Community Development Director, which may be in tandem arrangement	No existing standard

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Wholesale auto brokers	3 spaces per 1,000 sq. ft. of GFA	4 spaces/1,000 sq. ft. GFA
Retail auto brokers	3 spaces per 1,000 sq. ft. of GFA. A maximum of 2 of the required spaces shall be used for vehicle display. Where office GFA requires less than 3 spaces, a minimum of 3 spaces shall be required.	For Retail Auto Brokers, required parking shall be 4 spaces/1,000 sq. ft. GFA. A maximum of 2 of the required spaces shall be used for vehicle display. Where office GFA requires less than 3 spaces, a minimum of 3 spaces shall be required.
Vehicle parts and supplies, assembly	2 spaces per 1,000 sq. ft. of GFA	No specific standard General manufacturing and processing uses rate would otherwise be applied at 2 spaces/1,000 sq. ft. GFA, inclusive of auxiliary office area, plus 1 space per company-owned vehicle.
Vehicle gas station	<p><i>If standalone: 2 spaces, not including pump island stalls</i></p> <p><i>With convenience store: 5 spaces per 1,000 sq. ft. of convenience GFA, with 50% of pump islands counted as parking stalls</i></p> <p><i>For service bays: 3.5 spaces per 1,000 sq. ft. of service bay GFA. Parking spaces abutting air and water</i></p>	<p>Listed under "Service and Repair"</p> <p>3 spaces/service bay for gas stations with service bays, auto repair, body shop, oil change, and smog check and other similar facilities where food, beverages, or sundries are sold on an incidental basis through vending machines or limited display areas representing less than 30 percent of the cashier or waiting area.</p> <p>In the case of gas stations with convenience stores, 2 stalls plus additional parking as required</p>

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES						
Commercial Uses								
	<p>service shall not be included in the total number of parking spaces.</p> <p>For office area: absorbed as an accessory use</p> <p>Parking spaces abutting air and water service shall not be included in the total number of parking spaces.</p>	<p>for convenience store. The gas station convenience store parking requirement shall be 1 space/800 sq. ft. of gross floor area. Parking spaces abutting air and water service shall not be included in the total number of parking spaces.</p> <p>Additional parking spaces shall be provided for service bays or car washes associated with gas stations with convenience stores at the ratios identified for such uses in this section.</p>						
Car wash- automatic (single-vehicle tunnel bay – typical to gas stations) accessory or primary use	1 space per facility, plus 3 car stacking per single-car tunnel bay, not including vehicle in bay, plus a 10 ft. x 20 ft. area for every air/water/vacuum facility	Currently listed under “Car Wash Facility”						
Car wash- automatic (multi-vehicle tunnel) primary use	2.5 vacuum bays/wipe down bays per every 20 feet of car wash tunnel, plus 3 spaces per 1,000 sq. ft. of gross floor area, not including tunnel	<table><tr><td>a. Hand Detail and Hand Polish</td><td>3 spaces/service bay (service bays maximum size, 18’ long by 16’ wide for single bay; 18’ long by 25’ wide for double bay)</td></tr><tr><td>b. Self Service and Coin Operated</td><td>2.5 spaces/wash bay (spaces may be located in open pavement area as long as on-site circulation is not blocked)</td></tr><tr><td>c. Automatic and Full Service (including hand dry)</td><td>6 spaces for employee parking and 5 spaces per car length of internal car wash tunnel capacity for dry off area (spaces may be located in open pavement area as long as on-site circulation is not blocked).</td></tr></table>	a. Hand Detail and Hand Polish	3 spaces/service bay (service bays maximum size, 18’ long by 16’ wide for single bay; 18’ long by 25’ wide for double bay)	b. Self Service and Coin Operated	2.5 spaces/wash bay (spaces may be located in open pavement area as long as on-site circulation is not blocked)	c. Automatic and Full Service (including hand dry)	6 spaces for employee parking and 5 spaces per car length of internal car wash tunnel capacity for dry off area (spaces may be located in open pavement area as long as on-site circulation is not blocked).
a. Hand Detail and Hand Polish	3 spaces/service bay (service bays maximum size, 18’ long by 16’ wide for single bay; 18’ long by 25’ wide for double bay)							
b. Self Service and Coin Operated	2.5 spaces/wash bay (spaces may be located in open pavement area as long as on-site circulation is not blocked)							
c. Automatic and Full Service (including hand dry)	6 spaces for employee parking and 5 spaces per car length of internal car wash tunnel capacity for dry off area (spaces may be located in open pavement area as long as on-site circulation is not blocked).							
Car wash- full service	0.5 spaces per employee, plus 5 spaces per car length of internal car wash tunnel for stacking and drying.							

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES	
Commercial Uses			
	Drying, and stacking spaces may be tandem and informally arranged.		Auxiliary uses (i.e., office, retail) calculated separately.
Car wash- self-service (hand-spray operated)	2.5 spaces per wash bay	d. Hand Wash & Hand Dry	2 spaces per car length of internal car wash tunnel capacity for employee parking plus 5 spaces per car length of internal car wash tunnel capacity for dry off area (spaces may be located in open pavement area as long as on-site circulation is not blocked). Auxiliary uses (i.e., office, retail) calculated separately.
Care Facility Uses			
Day care, child or elderly, or community care	1 space per employee, plus 1 space per 8 individuals-in-care, plus 1 loading/unloading zone	Current use only specifies “Day Care, nursery School” 2 spaces/employee	
Family day care or community care, residential	Existing spaces required for residence	No existing standard	
Entertainment Uses			
Amusement arcade and non-live entertainment venue	No change	Arcades, Pool Halls, Bingo Halls 5 spaces/1,000 sq. ft. GFA	
Amusement park, commercial recreation facility, or unlisted recreational use	Parking Needs Assessment	No existing standard	
Billiard parlor	2 spaces per table, plus ancillary uses calculated separately	Arcades, Pool Halls, Bingo Halls 5 spaces/1,000 sq. ft. GFA	

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Bingo games	1 space per 3 seats, plus ancillary uses calculated separately	No existing standard
Bowling alley	No change	3 spaces/lane, with auxiliary uses calculated separately
Commercial sports facility	1 spaces per 4 fixed seats, plus 33 spaces per 1,000 sq. ft. of assembly GFA where no fixed seats are provided	No existing standard
Dance hall	No Change	1 space/7 sq. ft. gross dance floor area, with auxiliary uses calculated separately
Entertainment establishment	1 space per 4 fixed seats, plus 33 spaces per 1,000 sq. ft. of assembly GFA where no fixed seats are provided	No existing standard
Fortunetelling	Same as office rate	No existing standard
Miniature golf course	No Change	1.5 spaces/hole
Skateboard park	0.25 spaces per 1,000 sq. ft. of active skate park area	No existing standard
Skating rink	33 spaces per 1,000 sq. ft. of rink area, or 1 space per 4 fixed rink seats, whichever is greater	10 spaces/1,000 sq. ft. gross recreation area, with other uses calculated separately

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES	
Commercial Uses			
Multiple screen cinemas	1 space per 3 fixed seats	Cinemas in shopping centers with less than 100,000 sq. ft. GFA	3 spaces/100 seats in addition to Figure 17.34.060.B requirements
		Cinemas in shopping centers with 100,000 to 199,000 sq. ft. GFA	No additional parking required for first 450 seats, then 3 spaces/100 seats for seating above 450 seats
		Cinemas in shopping centers with 200,000 or more sq. ft. GFA	No additional parking required for first 750 seats, then 3 spaces/100 seats for seating above 750 seats
Tennis/racquetball courts, public or private	No change	3 spaces/court, with other uses calculated separately	
Equestrian riding arena	Commercial: 1 space per 3 stalls, or 1 space per 4 fixed seats, whichever is greater, plus adequate loading/unloading zone Residential, subdivision, or HOA: 1 space per 5 stalls	No existing standard	

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Food and/or Alcohol Uses		
Alcohol distillation; brewery or winery	<p><i>Without tasting room: 2 spaces per 1,000 sq. ft. of GFA including outdoor seating area</i></p> <p><i>With tasting room: 2 spaces per 1,000 sq. ft. if tasting room areas are equal to or less than 25% of GFA, or 10 spaces per 1,000 sq. ft. of tasting room area if tasting room areas are in excess of 25% of total GFA, including outdoor seating area</i></p>	No existing standard
Bars	33 spaces per 1,000 sq. ft. of assembly GFA	No existing standard
Liquor store	4 spaces per 1,000 sq. ft. of GFA	<p>No specific standard</p> <p>Retail rate of 5 spaces per 1,000 sq. ft. of GFA would otherwise be applied</p>
Packing and processing, food and agricultural	2 spaces per 1,000 sq. ft. of GFA	<p>No specific standard</p> <p>General manufacturing and processing uses rate would otherwise be applied at 2 spaces/1,000 sq.</p>

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES	
Commercial Uses			
		ft. GFA, inclusive of auxiliary office area, plus 1 space per company-owned vehicle.	
Restaurant (stand-alone)- full service or counter service	10 spaces per 1,000 sq. ft.	10 spaces/1,000 sq. ft. GFA for first 4,000 sq. ft., then 14.2 spaces each 1,000 sq. ft. GFA above 4,000 sq. ft.	
Restaurant (when greater than 30% of commercial center is devoted to restaurant)- full service	10 spaces per 1,000 sq. ft.	10 spaces/1,000 sq. ft. GFA for first 4,000 sq. ft., then 14.2 spaces each 1,000 sq. ft. GFA above 4,000 sq. ft.	
Restaurant (when greater than 30% of commercial center is devoted to restaurant)- counter service	8 spaces per 1,000 sq. ft.	10 spaces/1,000 sq. ft. GFA for first 4,000 sq. ft., then 14.2 spaces each 1,000 sq. ft. GFA above 4,000 sq. ft.	
Restaurant (when less than 30% of commercial center is devoted to restaurant)- full service	5 spaces per 1,000 sq. ft. of GFA	5 spaces/1,000 sq. ft. of GFA. If restaurant space occupies more than 10% of total GFA, or if an individual restaurant contains more than 1,000 sq. ft., then additional parking shall be provided for excess restaurant space beyond the 10% or 1,000 sq. ft. The additional parking shall be calculated at the restaurant rate	
Restaurant (when less than 30% of commercial center is devoted to restaurant)- counter service	4 spaces per 1,000 sq. ft. of GFA		
		Restaurant areas occupying more than	Parking shall be provided as required above for

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
		15 percent of total shopping center GFA restaurants for areas in excess of 15% of total shopping center
Restaurant- 20 seats or fewer, or primary method is takeout	5 spaces per 1,000 sq. ft. of GFA	10 spaces/1,000 sq. ft. GFA for first 4,000 sq. ft., then 14.2 spaces each 1,000 sq. ft. GFA above 4,000 sq. ft.
Restaurant- with drive through window	13 spaces per 1,000 sq. ft. of restaurant GFA, exclusive of kitchen, storage, and restroom uses, plus appropriate stacking	10 spaces/1,000 sq. ft. GFA for first 4,000 sq. ft., then 14.2 spaces each 1,000 sq. ft. GFA above 4,000 sq. ft.
Restaurant- outdoor seating	<p><i>Restaurants in mixed-use zones: no additional parking for outdoor area equivalent to the first 30% of enclosed restaurant area, plus base associated restaurant rate for outdoor area in excess of 30% of enclosed restaurant area</i></p> <p><i>Restaurants with 20 seats or fewer in mixed-use zones: no additional parking for the first 1,000 sq. ft. of outdoor area, with 5 spaces per 1,000 sq. ft. of outdoor area thereafter</i></p>	10 spaces/1,000 sq. ft. GFA for first 4,000 sq. ft., then 14.2 spaces each 1,000 sq. ft. GFA above 4,000 sq. ft.

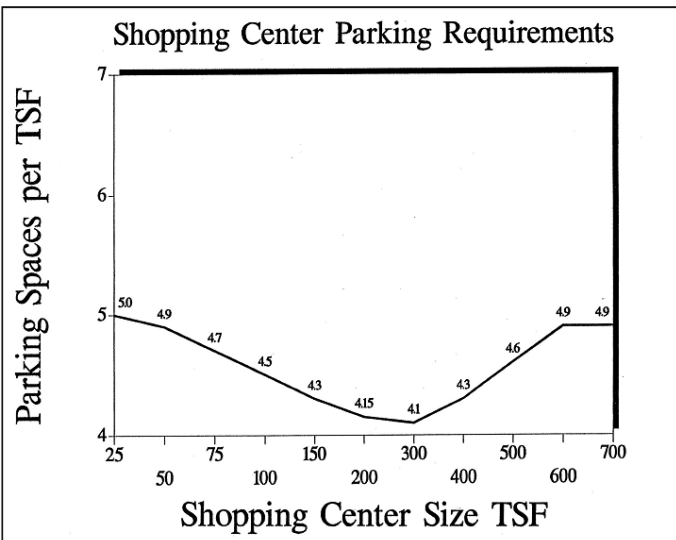
USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
	<i>Other restaurants: no additional parking for outdoor area equivalent to the first 25% of enclosed restaurant area, plus base associated restaurant rate for outdoor area in excess of 25% of enclosed restaurant area</i>	
Medical Uses		
<i>Ambulance service</i>	3 spaces per emergency fleet vehicle	No existing standard
Hospital	<i>Parking Demand Study: All uses ancillary to the hospital, including administrative offices, medical offices, clinics, pharmacies, urgent care, emergency rooms, and other related uses, will receive their accompanying rate or rate as demonstrated in the Parking Demand Study.</i>	Hospitals (providing acute care, clinical and surgical services) 1.5 spaces/patient bed
<i>Medical clinic, urgent</i>	6 spaces per 1,000 sq. ft. of GFA	No existing standard
<i>Medical clinic, out-patient/dialysis/surgery center</i>	5 spaces per 1,000 sq. ft. of GFA	No existing standard
<i>Pharmaceuticals, production</i>	2 spaces per 1,000 sq. ft. of GFA	No specific standard General manufacturing and processing uses rate would otherwise be applied at 2 spaces/1,000 sq.

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
		ft. GFA, inclusive of auxiliary office area, plus 1 space per company-owned vehicle.
Pharmacy	4 spaces per 1,000 sq. ft. of GFA	No specific standard Retail rate of 5 spaces per 1,000 sq. ft. of GFA would otherwise be applied
Miscellaneous Uses		
Contractor's yard	0.5 spaces per 1,000 sq. ft. of GFA, plus spaces designated for company fleet (1 space per vehicle and towable equipment)	No existing standard
Laboratory; research and development	3 spaces per 1,000 sq. ft. of GFA	3.3 spaces/1,000 sq. ft. GFA
Production and recording studios	3 spaces per 1,000 sq. ft. of GFA	No existing standard
Office Uses		
Office, professional (including psychiatric or chiropractic offices, or offices of the like)	3 spaces per 1,000 sq. ft. of GFA	4 spaces/1,000 sq. ft. GFA for first 250,000 sq. ft., then 3 spaces/each 1,000 sq. ft. GFA over 250,000 sq. ft.
Medical offices (includes dental offices)	No change	Medical and Dental Offices 5 spaces/1,000 sq. ft. GFA

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES	
Commercial Uses			
Production and/or Wholesale Uses			
General manufacturing or processing facilities, distribution warehouses, and wholesale sales	2 spaces per 1,000 sq. ft. of GFA	General Manufacturing and Processing Uses: 2 spaces/1,000 sq. ft. GFA, inclusive of auxiliary office area, plus 1 space per company-owned vehicle.	
Public, Social, or Institutional Land Uses			
Art galleries, museums, private libraries	No change	Libraries, Museums, Art Galleries 4 spaces/1,000 sq. ft. GFA	
Assembly uses (clubs and lodges)	33 spaces per 1,000 sq. ft. of assembly GFA	Union Halls, Lodges, Clubs, and other similar assembly uses 1 space/30 sq. ft. of gross assembly floor area	
Religious institution	1 space per 3 fixed seats, or 33 spaces per 1,000 sq. ft. of assembly GFA, whichever is greater	Church, chapel, religious facility, cemetery, mortuary 1 space/4 seats, or 1 space/30 sq. ft. of gross assembly area, whichever is greater (18 inches of continuous bench area = 1 seat)	
Convention center	Parking Demand Study	No existing standard	
Country clubs, golf courses, or driving range	Full country club: Parking Demand Study Standalone golf course: 6 spaces per hole	No existing standard for Country Clubs	
		Golf	
		Driving Range	1 space/tee
		Regulation Course and Pitch and Putt	9 spaces/hole

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
	<i>Driving range: 0.5 spaces per every driving range tee box</i>	
Mortuary (not including crematorium)	33 spaces per 1,000 sq. ft. of assembly GFA. Accessory uses such as office and flower shops parked separately.	No existing standard
Athletic fields, private	Parking Demand Study	No existing standard
Parks, private	2.5 spaces per 1,000 sq. ft. of area	No existing standard
Recycling and Waste Land Use		
Collection facilities, large (recycling)	6 spaces	Space will be provided on site for six vehicles to circulate and to deposit recyclable materials
Collection facilities, small (recycling)	0 spaces	No existing standard
Waste, processing, and refuse facilities	2 spaces per 1,000 sq. ft. of GFA, then 1.5 spaces per 1,000 sq. ft. of GFA over 50,000 sq. ft. of GFA	No existing standard
Retail Uses		
Bulk retail (such as furniture and appliances)	No change	2 spaces/1,000 sq. ft. of indoor GFA

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES	
Commercial Uses			
Commercial centers- over 25,000 sq. ft.	4 spaces per 1,000 sq. ft. of retail GFA to 25,000 sq. ft. of total GFA, plus 3.5 spaces for each additional 1,000 sq. ft. of retail GFA over 25,000 sq. ft. of total GFA. Uses with a non-retail parking rate are calculated at their respective rates.	Shopping Center (25,000 sq. ft. or greater)	Parking shall be provided in accordance with the graph in Figure 17.34.060.B, regardless of tenant use, with the following exceptions:
		Cinemas in shopping centers with less than 100,000 sq. ft. GFA	3 spaces/100 seats in addition to Figure 17.34.060.B requirements
		Cinemas in shopping centers with 100,000 to 199,000 sq. ft. GFA	No additional parking required for first 450 seats, then 3 spaces/100 seats for seating above 450 seats
		Cinemas in shopping centers with 200,000 or more sq. ft. GFA	No additional parking required for first 750 seats, then 3 spaces/100 seats for seating above 750 seats
		Office space occupying less than 50 percent of total shopping center GFA	No additional parking required; office space calculated the same as retail for the center
		Office space occupying more than 50 percent of total shopping center GFA	4 spaces/1,000 sq. ft. of office-GFA in excess of 50% of total shopping center
		Restaurant areas occupying more than 15 percent of total shopping center GFA	Parking shall be provided as required above for restaurants for areas in excess of 15% of total shopping center

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES																								
Commercial Uses																										
		<div><p>Shopping Center Parking Requirements</p><table><caption>Shopping Center Parking Requirements Data</caption><thead><tr><th>Shopping Center Size TSF</th><th>Parking Spaces per TSF</th></tr></thead><tbody><tr><td>25</td><td>5.0</td></tr><tr><td>50</td><td>4.9</td></tr><tr><td>75</td><td>4.7</td></tr><tr><td>100</td><td>4.5</td></tr><tr><td>150</td><td>4.3</td></tr><tr><td>200</td><td>4.15</td></tr><tr><td>300</td><td>4.1</td></tr><tr><td>400</td><td>4.3</td></tr><tr><td>500</td><td>4.6</td></tr><tr><td>600</td><td>4.9</td></tr><tr><td>700</td><td>4.9</td></tr></tbody></table></div>	Shopping Center Size TSF	Parking Spaces per TSF	25	5.0	50	4.9	75	4.7	100	4.5	150	4.3	200	4.15	300	4.1	400	4.3	500	4.6	600	4.9	700	4.9
Shopping Center Size TSF	Parking Spaces per TSF																									
25	5.0																									
50	4.9																									
75	4.7																									
100	4.5																									
150	4.3																									
200	4.15																									
300	4.1																									
400	4.3																									
500	4.6																									
600	4.9																									
700	4.9																									
Commercial centers- under 25,000 sq. ft.	Each use within the commercial center shall comply with the parking requirements for said use.	5 spaces/1,000 sq. ft. of GFA. If restaurant space occupies more than 10% of total GFA, or if an individual restaurant contains more than 1,000 sq. ft., then additional parking shall be provided for excess restaurant space beyond the 10% or 1,000 sq. ft. The additional parking shall be calculated at the restaurant rate																								
General retail	4 spaces per 1,000 sq. ft. of GFA	5 spaces/1,000 sq. ft. of GFA. If restaurant space occupies more than 10% of total GFA, or if an individual restaurant contains more than 1,000 sq.																								

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
		ft., then additional parking shall be provided for excess restaurant space beyond the 10% or 1,000 sq. ft. The additional parking shall be calculated at the restaurant rate
School Land Uses		
Preschool	2 spaces per employee, plus adequate loading/unloading zone	Day Care, Nursery School 2 spaces/employee
Kindergarten - 8 th Grade	1.8 spaces per classroom, plus adequate loading/unloading zone	Elementary and Junior High School 1.8 spaces/classroom
High school	8 spaces per classroom, plus adequate loading/unloading zone	8 spaces/classroom
Business colleges; trade and technical schools	25 spaces per 1,000 sq. ft. of instructional GFA, plus 3 spaces per 1,000 sq. ft. of office GFA; or conditional use permit with Parking Needs Assessment	Trade School, Business School, Adult Education 1 space/35 sq. ft. of instructional area GFA
Instructional use	No change	1 space/employee, plus 4 spaces/10 students based on maximum classroom capacity A conditional use permit may be granted by the Zoning Administrator where different parking standards may be justified

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
College or university, private	Parking Demand Study via conditional use permit	1 space/employee, plus 4 spaces/10 students based on maximum classroom capacity Parking for on-campus student housing may be deducted from requirements if commuter-only lots are not available to student residents. Also, due to unique needs of colleges, a conditional use permit may be granted by the Planning Commission where different parking standards may be justified.
Service Uses		
Appliance/equipment/furniture repair and service	2 spaces per 1,000 sq. ft. of GFA	No existing standard
Banks and financial institutions	4 spaces per 1,000 sq. ft. of GFA	Financial Services (banks, savings and loans, credit unions) 5 spaces/1,000 sq. ft. GFA
Barber, beauty shop, salon, spa, accessory massage service, or similar	4 spaces per 1,000 sq. ft. of GFA	No existing standard Staff applies the retail rate of 5 spaces/1,000 sq. ft. GFA
Massage establishments	5 spaces per 1,000 sq. ft. of GFA	No existing standard Staff applies the retail rate of 5 spaces/1,000 sq. ft. GFA
General services not specified elsewhere	4 spaces per 1,000 sq. ft. of GFA	No existing standard

USE	PROPOSED REQUIRED NUMBER OF SPACES	CURRENTLY REQUIRED NUMBER OF SPACES
Commercial Uses		
Laundromat	No change	1 space/3 washing machines
Storage or Warehousing Uses		
Indoor warehousing under 10,000 sq. ft.	2 spaces per 1,000 sq. ft. of GFA	No existing standard Staff applies the General Manufacturing and Processing Uses rate of 2 spaces/1,000 sq. ft. GFA, inclusive of auxiliary office area, plus 1 space per company-owned vehicle.
Indoor warehousing over 10,000 sq. ft.	No change	Warehouse over 10,000 sq. ft. 0.5 spaces/1,000 sq. ft. GFA
Mini-warehousing/self-storage	0.3 spaces per 1,000 sq. ft., or 5 spaces minimum, whichever is greater	Mini-Storage Warehouse 4 spaces/1,000 sq. ft. office GFA, or 3 spaces, whichever is greater
Outdoor storage	0.5 spaces per 1,000 sq. ft. of outdoor GFA, plus 1.5 spaces per 1,000 sq. ft. of GFA	No existing standard Outdoor Sales, including plant nurseries, lumber yards, car sales, and salvage yards: 1 space/1,000 sq. ft. indoor GFA, plus 1 space/1,000 sq. ft. gross outdoor retail area