

**ADDENDUM TO PLANNING COMMISSION PACKET FOR
JANUARY 10th WORK SESSION**

**ITEM 7.1 CODE AMENDMENTS TO IMPLEMENT CLIMATE
FRIENDLY EQUITABLE COMMUNITIES PARKING
REQUIREMENTS**

UPDATED ON JANUARY 6, 2023
(Altered sections **highlighted in yellow**)

19.605.1 ~~Minimum and Maximum Requirements~~ Parking Maximums

Table 19.605.1 Minimum To Maximum Off-Street Parking Standards <u>Requirements</u>		
Use	Minimum Required	Maximum Allowed
A. Residential Uses		
1. Single detached dwellings, including manufactured homes.	1 space per primary dwelling unit.	No maximum.
2. Multi-Unit Dwellings	1 space per dwelling unit.	2 spaces per dwelling unit.
3. Middle Housing ¹ a. Duplexes b. Triplexes c. Quadplexes d. Townhouses ² e. Cottage Clusters	0 0 0 0 0.5 spaces per dwelling unit	1 space per dwelling unit 1 space per dwelling unit 1 space per dwelling unit 1 space per dwelling unit 1 space per dwelling unit
4. Residential homes and similar facilities allowed by right in residential zones.	1 space per dwelling unit plus 1 space per employee on the largest shift.	<u>Minimum required parking plus 1 space per dwelling unit plus one space per employee on the largest shift plus 1 space per bedroom.</u>

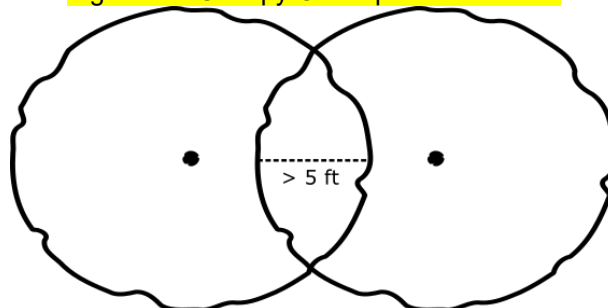
19.606.4 Surface Parking Areas Over One-Quarter Acre

2. Calculating Tree Canopy Coverage

- g. Canopy area of significant overlap does not count towards the canopy coverage standard. Significant overlap is defined as any overlap greater than 5 ft. The overlap measurement is the length of a line segment within the overlap area of a line between tree canopy trucks/centers. See Figure 19.606.4 for an example of this measurement.

Figure 19.606.4

Significant Canopy Overlap Measurement



19.609.1 Applicability

Bicycle parking shall be provided for all new commercial, industrial, community service use, middle housing, and multi-unit residential development, and cottage cluster development. Temporary and seasonal uses (e.g., fireworks and Christmas tree stands) and storage units are

exempt from Section 19.609. Bicycle parking shall be provided in the Downtown Mixed Use Zone and at transit centers.

19.609.2 Quantity of Spaces

A. The quantity of required bicycle parking spaces shall be as described in this subsection. In no case shall less than 2 spaces be provided.

1. Unless otherwise specified, ~~the number of bicycle parking spaces shall be at least 10% of the minimum required vehicle parking for the use.~~ development must provide at least the minimum number of bicycle parking spaces listed in Table 19.609.2.

~~2. The number of bicycle parking spaces at transit centers shall be provided at the ratio of at least 1 space per 100 daily boardings.~~

~~3. Multi-unit residential and middle housing development with 4 or more units must provide one space per unit. Parking for cottage cluster developments is specified in Table 19.505.4.C.1.~~

3. Where the calculation of minimum bicycle parking spaces does not result in a whole number, the result shall be rounded down to the next whole number.

Table 19.609.2

Minimum Bicycle Parking Quantity Requirements

Use	Minimum Required
<u>1. Multi-unit residential development</u>	<u>1 space per dwelling unit.</u>
<u>2. Cottage clusters</u>	<u>See Table 19.505.4.C.1. for cottage cluster development bicycle parking requirements.</u>
<u>3. Adult foster/care homes and similar facilities allowed by right in residential zones.</u>	<u>0.1 space per dwelling unit plus 0.1 space per employee on the largest shift.</u>
B. Community Service and other Public Uses	
<u>1. Religious institutions.</u>	<u>0.1 space per 4 seats.</u>
<u>2. Day-care center ("family day-care" as defined in Section 19.201 has no parking requirements).</u>	<u>0.2 spaces per 1,000 sq ft of floor area.</u>
<u>3. School—elementary/junior high.</u>	<u>0.1 space per classroom.</u>
<u>4. School—senior high.</u>	<u>0.025 spaces per student, plus 0.1 space per staff.</u>
<u>5. Meeting room, club, lodge, or association.</u>	<u>0.5 spaces per 1,000 sq ft of floor area, or 0.1 space per 4 seats if seats are permanently installed.</u>
<u>6. Library, museum, art gallery.</u>	<u>0.1 space per 1,000 sq ft of floor area.</u>
<u>7. Nursing, convalescent, and extended-care facilities.</u>	<u>0.1 space per 4 beds.</u>

8. Transit centers	1 space per 100 daily boardings
C. Lodging Places	
1. Motel, hotel, boarding house.	0.1 space per lodging unit.
2. Bed and breakfast establishments.	0.1 space per lodging unit, plus 0.1 space for the permanent residence.
D. Commercial Uses—Recreational	
1. Indoor recreation, such as a health club, gym, bowling alley, arcade, etc.	0.3 spaces for each 1,000 sq ft of floor area.
2. Theater, auditorium, or stadium.	0.1 space per 4 seats.
E. Commercial Uses—Retail Goods	
1. Eating and drinking establishments.	0.4 spaces per 1,000 sq ft floor area.
2. General retail—grocery stores, convenience stores, specialty retail and shops.	0.2 spaces per 1,000 sq ft of floor area.
3. Bulk retail—furniture and home furnishings, appliances, vehicles, building materials, and similar large items.	0.1 space per 1,000 sq ft of floor area.
4. Gas stations.	2
F. Commercial Uses—Services	
1. General office, including banks.	0.2 spaces per 1,000 sq ft of floor area.
2. Medical/dental office (non-hospital), veterinary clinic.	0.39 spaces per 1,000 sq ft of floor area.
3. Personal services, such as a barbershop, beauty parlor, etc.	0.4 spaces per 1,000 square floor area.
4. Commercial services, such as dry cleaners and repair shops (does not include vehicle repair).	0.28 spaces per 1,000 sq ft of floor area.
5. Vehicle repair.	0.2 spaces per 1,000 sq ft of floor area.
6. Quick vehicle repair and servicing, such as oil change and tire shops.	0.2 spaces per service bay.
7. Mortuary/funeral home.	0.1 space per 5 chapel or parlor seats.
8. Car wash.	2
G. Industrial Uses	
1. Manufacturing.	0.1 space per 1,000 sq ft of floor area.
2. Storage, warehouse, wholesale establishment less than 150,000 sq ft.	0.05 spaces per 1,000 sq ft of floor area.
3. Storage, warehouse, wholesale establishment 150,000 sq ft or greater.	0.03 spaces per 1,000 sq ft of floor area.
4. Mini-warehouse; self-service storage.	0.1 space per 45 storage units, plus 0.1 space per employee of the largest shift.

B. Covered or enclosed bicycle parking. ~~A minimum of 50% of the bicycle spaces shall be covered and/or enclosed (in lockers or a secure room) in any of the following situations:~~

- ~~1. When 10% or more of vehicle parking is covered.~~
- ~~2. If more than 10 bicycle parking spaces are required.~~
- ~~3. Multifamily residential development with 4 or more units.~~

1. A minimum of 50% of the bicycle spaces shall be covered and/or enclosed (in lockers or a secure room) in any of the following situations:

- a. When 10% or more of vehicle parking is covered.
- b. If more than 10 bicycle parking spaces are required.
- c. For multi-unit residential development.