



MULTI-FAMILY AND NONRESIDENTIAL PARKING REQUIREMENTS

The following requirements apply to multi-family, nonresidential and mixed use developments. This brochure is an abbreviated version—see SMC 19.46 for the full list of uses and other zoning requirements related to parking.

APPLICABILITY

The following types of projects require upgrades or changes to onsite parking facilities, as specified:

- **New Construction** - New construction must meet all current requirements.
- **Use Change or Expansion** - Any change or expansion to a use or structure which requires additional parking under current requirements must meet those requirements, except for maximum spaces allowed. Existing parking lots with nonconforming parking space dimensions may remain.
- **Restriping and Minor Modifications** - Restriping, surface resealing and minor surface changes are not required to update parking lot dimensions to current requirements. Any changes to parking lot layout or dimensions are required to meet the current standards.
- **Major Modifications to the Lot** - Modifications to the asphalt paving to the base-rock level require the lot to be updated to current requirements. Changes to paved parking area may also require compliance with Chapter 12.60 (Stormwater Management) and the Stormwater Quality BMP Guidance Manual.

REQUIRED PARKING SPACES

All required parking must be located off-street and on private property (on the same site as the use it is required for, unless otherwise approved through a parking management plan). Parking is allowed in any required setback area except in any vision triangle (SMC 19.34.060). When any fraction of a parking space is required, the entire space shall be provided.

MULTI-FAMILY USES (TOWNHOMES, CONDOS, APARTMENTS, ETC.)

At least one **covered assigned space** per unit and additional unassigned spaces (see table below) are required. Covered spaces may be in individual garages, carports or parking structures. Covered assigned spaces in parking structures must meet standard space dimensions. See sidebar for size requirements.

Type of Covered Assigned Space Provided	Number of Bedrooms	Number of Unassigned Spaces
1 parking space per unit CARPORT OR PARKING STRUCTURE	One-bedroom units	0.5 unassigned spaces per unit
	2-bedroom units	1 unassigned space per unit
	3-bedroom units	1 unassigned space per unit
	4-bedroom units or more	1 plus 0.15 unassigned spaces for each bedroom above the 3 rd bedroom per unit
1 parking space per unit FULLY-ENCLOSED PRIVATE GARAGE	One-bedroom units	0.8 unassigned spaces per unit
	2-bedroom units	1.33 unassigned spaces per unit
	3-bedroom units	1.4 unassigned spaces per unit
	4-bedroom units or more	1.4 plus 0.15 unassigned spaces for each bedroom above the 3 rd bedroom per unit
2 parking spaces per unit FULLY-ENCLOSED PRIVATE GARAGE	One-bedroom units	0.25 unassigned spaces per unit
	2-bedroom units	0.4 unassigned spaces per unit
	3-bedroom units	0.5 unassigned spaces per unit
	4-bedroom units or more	0.5 plus 0.15 unassigned spaces for each bedroom above the 3 rd bedroom per unit

CITYWIDE DESIGN GUIDELINES

The Citywide Design Guidelines are intended to communicate and achieve a higher design quality. Chapter 3 of these guidelines specifically discusses parking and circulation which should be used as the base for parking lot designs and modifications.

PERMANENT PARKING SURFACES

Approved parking surfaces include asphalt, Portland Cement or other stabilized permanent surface as is allowed by the Director of Community Development.

MINIMUM GARAGE/CARPORT SIZE REQUIREMENTS

- **Two-Car Garage/Carport:** 400 sq. ft. and minimum interior dimensions of 17 ft. (w) and 18 ft. (d)
- **One-Car Garage/Carport:** 200 sq. ft. and minimum interior dimensions of 8.5 ft. (w) and 18 ft. (d)
- Each dwelling unit with a carport is required to provide additional storage of at least 300 cubic ft. for each carport space

ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY USES

Bicycle Parking - New developments of 5 or more units must provide one secured bicycle parking space for every 4 units, but no fewer than 4 secured bicycle parking spaces.

Compact Space Allowances - In parking lots/structures of 10 or more spaces, up to 10% of the total number of unassigned parking spaces may be compact. Compact spaces are not allowed in parking lots/structures with less than 10 unassigned spaces.

Electric Vehicle Chargers - Pre-wiring for Level 2 electric vehicle chargers is required for all attached garages/carports (i.e. for townhomes) and 12.5% of the total parking spaces provided in open parking lots or structures. See *Electric Vehicle Chargers* brochure.

NONRESIDENTIAL USES

RESTAURANT, COMMERCIAL RETAIL AND SERVICE

Primary Use	Minimum Spaces/1,000 sq. ft. gross floor area	Maximum Spaces/1,000 sq. ft. gross floor area
Auto - Auto Sales and Rental	4	No Maximum
Auto - Auto Service Uses	2.5 for retail or office space plus 3 per service bay	No Maximum
Bars or Nightclubs	13	18
Financial Institution	3.3	4
Hotel	0.8 spaces/hotel room	1.2 spaces/hotel room
Restaurant - No bar or entertainment	9	13
Restaurant - Including a bar or entertainment	13	18
Restaurant - Takeout	4	5
Retail - General Retail and Service	4	5
Retail - Warehouse Retail or Bulky-Merchandise Retail	2.5	4
Shopping Center	4	5

OFFICE, INDUSTRIAL AND WAREHOUSING

Primary Use	Minimum Spaces/1,000 sq. ft. gross floor area	Maximum Spaces/1,000 sq. ft. gross floor area
Industrial - Industrial Uses, R&D and Corporate Office	2	4
Office - Administrative, Professional and Medical	3.3	4
Commercial Storage or Self-Storage	0.4	2
Warehousing	1	2

RECREATION, EDUCATION AND CARE

Primary Use	Minimum Spaces/1,000 sq. ft. gross floor area (No Maximum Required)
Adult Day Care Center	2.5
Child Care Center	0.25/child
Convalescent Hospital	1.5/bed
Education - Recreation and Enrichment	4
Education - Primary (Grades K-8)	3/classroom
Education - High School (Grades 9-12)	0.25/student
Education - Institution of Higher Learning	0.5/student
Places of Assembly - Community Serving or Business-Serving	25/1,000 sq.ft. for primary gathering areas
Recreational and Athletic Facility	5/1,000 sq.ft. of general area plus 20/1,000 sq.ft. of classroom area

ADDITIONAL PARKING REQUIRED

Additional unassigned parking spaces may be required for projects with limited street parking.

STANDARD SPACE

*8.5 ft.(w) by 18 ft.(d)
Low-growing groundcover 2 ft. beyond a wheel stop or curb may be counted toward minimum space length provided the landscape island is a minimum of 6 ft. wide, or 4 ft. wide for perimeter landscaping.*

COMPACT SPACE

*7.5 ft.(w) by 15 ft.(d)
Low-growing groundcover cannot be counted toward minimum space depth.*

SECURED BICYCLE PARKING

Any lockable facilities such as individual lockers or enclosed, locked, limited-access areas for parking of bicycles. See Citywide Design Guidelines.

ADDITIONAL REQUIREMENTS FOR NONRESIDENTIAL USES

Bicycle Parking - Bicycle parking is required for all nonresidential uses except for auto-related uses, bars/nightclubs, hotels, self-storage, adult or child care centers, private schools and places of assembly (i.e. churches). The amount of bicycle parking required must be at least 5% of the total number of parking spaces.

- Of the required number of bicycle parking, 75% must be “secured” for industrial, research & development and corporate office uses.
- Of the required number of bicycle parking, 75% must be bike racks for all other uses.

See *Citywide Design Guidelines*.

Compact Spaces Prohibited - Compact spaces are prohibited in new nonresidential (including the nonresidential portion in mixed-use) developments.

Car Share Spaces - Car share spaces are spaces reserved for carpool vehicles or a vehicle-sharing provider. A minimum of 5% of all parking spaces must be permanently reserved for the exclusive use of car share vehicles in industrial, office and warehousing uses.

Electric Vehicle Chargers - Pre-wiring for Level 2 electric vehicle chargers is required for a minimum of 3% of the total parking spaces provided in new construction of industrial, research and development, and office uses with 100 spaces or more. See *Electric Vehicle Chargers* brochure.

Loading Spaces - One loading space is required in any parking lot with 15 or more spaces serving any nonresidential or mixed use, except for auto service uses, bars or nightclubs, financial institutions, restaurants, adult or child care centers, private schools, places of assembly (i.e. churches) and recreational or athletic facilities. The loading space must meet the requirements in the *Citywide Design Guidelines*.

ACCESSIBLE PARKING REQUIRED

Accessible parking is required for any change of use or tenant improvement (interior remodel) and new multi-family, nonresidential and mixed-use developments. For more information, contact the Building Division at 408-730-7444.

PARKING MANAGEMENT PLANS

Parking Management Plans (PMPs) are required for all new multi-family or mixed use developments, new commercial or shopping center uses, places of assembly uses and medical clinics. PMPs are designed to manage peak hour use, circulation, parking space distribution and other related issues. See SMC 19.46.160.

PARKING LOT LANDSCAPING

Parking Lot Landscape Design - A minimum of twenty percent of the parking lot area is required to be landscaped. Landscaped areas must meet the general requirements of Chapter 19.37 (Landscaping, Irrigation and Useable Open Space).

Parking Lot Shading Requirement - Trees must be planted and maintained throughout the parking lot to ensure that at least 50% of the parking area will be shaded within 15 years of tree establishment. Up to 25% of the 50% parking lot shading requirement (12.5% of the total parking lot area) may be met with installation of solar energy systems (SMC 19.46.120).

ADJUSTMENTS TO PARKING REQUIREMENTS

Adjustments may be granted from parking ratio minimums, maximums or type of bicycle parking provided for nonresidential uses or for special housing developments. Projects must meet certain criteria in order to be granted an adjustment. See SMC 19.46.130. A request to deviate from any other parking requirements requires a Variance.

FLEET VEHICLE PARKING

Storage and parking of up to 5 fleet vehicles is permitted on each property for non-residential use. Properties with more than 5 fleet vehicles require a Miscellaneous Plan Permit. See SMC 19.46.140.

SPECIAL HOUSING DEVELOPMENT

Includes affordable housing developments for lower income households, senior citizen housing as defined under state law and housing for persons with disabilities as defined under federal and state laws. See SMC 19.46.080.

DRIVEWAYS AND AISLES

Driveways - One-way driveways must be at least 12 feet wide and two-way driveways must be at least 20 feet wide.

Aisles - Aisle width and layout requirements are described in Table 19.46.120 (Parking Lot Dimensions) and as shown in Figure 19.46.120 (Parking Lot Design) in SMC 19.46. Service vehicle access such as fire lanes and solid waste vehicle requirements may expand aisle width requirements for certain projects. Aisle width requirements are dependent on the angle of parking provided. For intermediate-angle parking, the aisle width is determined by straight-line interpolation between specified standards. Interlock parking spaces or alternative parking layouts may be approved by the director based on accepted guidelines such as ULI.

Maneuvering Area - Backing distance for 90° parking spaces must be at least 24 feet.

Fire Lanes - A minimum of 24 ft. must be kept clear. Required turning radius is dependent upon the angle of the turn. Check with the Fire Safety Division to see if a fire lane must be provided.

Table 19.46.120 - Parking Lot Dimensions

Parking Angle (degrees) (A)	Vehicle Projection (feet) (B)	One-Way Traffic	
		Aisle Width (feet) (C)	Bay Depth (feet) (D)
0°	8.5	12.0	29.0
45°	17.6	12.8	48.0
60°	19.0	14.5	52.5
90°	18.0	24.0	60.0

Figure 19.46.120 - Parking Lot Design

