



NON-RESIDENTIAL PARKING

PARKING REQUIREMENTS FOR COMMERCIAL, OFFICE AND INDUSTRIAL USES

Primary Use	Minimum Spaces/1,000 sq. ft.	Maximum Spaces/1,000 sq. ft.	Additional Requirements See SMC 19.46.110 and Page 2 for more information
Auto - Auto Sales and Rental	4	No maximum	Loading Space
Auto - Auto-Service Uses	2.5 for retail or office space plus 3 per service bay	No maximum	Auto-Related Use Standards
Bars or Nightclubs	13	18	
Financial Institution	3.3	4	Bicycle Parking
Hotel	0.8 spaces / hotel room	1.2 spaces / hotel room	Hotel Standards Loading Space
Restaurant - No bar or entertainment	9	13	Restaurant Standards Bicycle Parking
Restaurant - Including a bar or entertainment	13	18	Restaurant Standards Bicycle Parking
Restaurant - takeout	4	5	Restaurant Standards Bicycle Parking
Retail - General Retail and Service	4	5	Retail Use Standards Bicycle Parking Parking Management Plan Loading Space
Retail - Warehouse Retail or Bulky-Merchandise Retail	2.5	4	Retail Use Standards Bicycle Parking Parking Management Plan Loading Space
Shopping Center	4	5	Shopping Center Standards Bicycle Parking Parking Management Plan Loading Space
Industrial - Industrial Uses, Research and Development Office and Corporate Office	2	4	Loading Space Car Share Bicycle Parking Electric Car Chargers
Office - in Commercial and Office Zones	3.3	4	Loading Space Car Share Bicycle Parking Electric Car Chargers
Commercial Storage or Self-Storage	0.4	2	Loading Space
Warehousing	1	2	Loading Space Car Share Bicycle Parking

Definitions for specific uses can be found in SMC 19.46.110

Refer to 19.46.120 for parking lot design standards, including minimum space dimensions, aisle widths and landscaping requirements.

PARKING REQUIREMENTS FOR RECREATION, EDUCATION AND CARE

Primary Use	Minimum Spaces	Additional Requirements
Adult Day Care Center	2.5 / 1,000 sq. ft.	
Child Care Center	0.25 / child	Education Use Standards
Convalescent Hospital	1.5 / bed	Loading Space
Education - Recreation and Enrichment	4 / 1,000 sq. ft.	Bicycle Parking
Education - Primary (Grades K-8)	3 / classroom	
Education - High School (Grades 9-12)	0.25 / student	Education Use Standards
Education - Institution of Higher Learning	0.5 / student	Education Use Standards
Place of Assembly - Community Serving or Business-Serving	25/1,000 for primary gathering areas	Place of Assembly Standards Parking Management Plan
Recreational and Athletic Facility	5 / 1,000 sq. ft. of general area plus 20 / 1,000 sq. ft. of classroom area	Bicycle Parking Recreational and Athletic Facility Standards

EXPLANATION OF ADDITIONAL REQUIREMENTS

Specific Use Standards - Refer to SMC Section 19.46.110 (Definitions and Parking Standards for Specific Non-Residential Land Uses) for definitions and information on parking requirements specific to a particular land use.

Bicycle Parking - Non-residential uses are required to provide bicycle parking in the amount of 5% of the total number of vehicular parking spaces. Industrial uses, research and development office and corporate office shall provide secured bicycle parking for a minimum of 75% of required bicycle parking spaces. All other non-residential uses shall provide bicycle racks for a minimum of 75% of required bicycle parking spaces.

- “Secured bicycle parking” means lockable facilities such as individual lockers or enclosed, locked, limited-access areas for parking of bicycles. Secured bicycle parking may also be known as Class I bicycle parking.
- “Bicycle racks” means a stationary object to which a bicycle can be locked. Examples include “inverted U” racks or “ribbon weave” racks. Bicycle racks may also be known as Class II bicycle parking.

Car Share Spaces - “Car share” means a space for carpool vehicles or a vehicle-sharing provider. A minimum of 5% of all parking spaces shall be permanently reserved for the exclusive use of car share vehicles.

Electric Car Chargers - New construction of industrial uses, research and development office or other office uses with 100 spaces or more is required to provide pre-wiring for Level 2 electric car chargers for a minimum of 3% of the total parking spaces provided.

Loading Space - One loading space shall be available per lot as described in the City-wide Design Guidelines. Lots with less than 15 spaces are exempt from this requirement.

Parking Management Plans - Refer to Section 19.46.160 (Parking Management Plans and Tools) for related requirements.