

23.54.015 - Required parking

- A. Minimum parking requirements. The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for non-residential uses other than institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for institutional uses, except as otherwise provided in this Section 23.54.015 and Section 23.54.020. The minimum parking requirements are based upon gross floor area of a use within a structure and the square footage of a use when located outside of an enclosed structure, or as otherwise specified. Exceptions to the parking requirements set forth in this Section 23.54.015 are provided in subsection 23.54.015.B and in Section 23.54.020, Parking quantity exceptions, unless otherwise specified. This Chapter 23.54 does not apply to parking for construction activity, which is regulated by Section 23.42.044.
- B. Parking requirements for specific zones
1. Parking in downtown zones is regulated by Section 23.49.019 and not by this Section 23.54.015.
 2. Parking in the MPC-YT zone is regulated by Section 23.75.180 and not by this Section 23.54.015.
 3. Parking for major institution uses in the Major Institution Overlay District is regulated by Sections 23.54.015 and 23.54.016.
 4. Parking in the Northgate Overlay District is regulated by Chapter 23.54 except as modified by Section 23.71.016.
 5. No parking is required for single-family residential uses on lots in any residential zone that are less than 3,000 square feet in size or 30 feet in width where access to parking is permitted through a required yard or setback abutting a street according to the standards of subsections 23.44.016.B.2, 23.45.536.C.2, or 23.45.536.C.3.
 6. No parking is required for urban farms or community gardens in residential zones
- C. Maximum parking limits
1. In the Stadium Transition Area Overlay District certain uses are subject to a maximum parking ratio pursuant to subsection 23.74.010.A.1.b. When there are multiple uses on a lot, the total parking requirement for all uses subject to a maximum ratio cannot exceed the aggregate maximum for those uses under Section 23.74.010.
 2. In all commercial zones, except C2 zones outside of urban villages, no more than 145 spaces per lot may be provided as surface parking.
 3. In all multifamily zones, commercial uses are limited to no more than ten parking spaces per business establishment.
- D. Parking waivers for nonresidential uses.
1. In pedestrian-designated zones, parking is waived for uses listed on Table D for 23.54.015. The parking waivers permitted in Table D for 23.54.015 apply to each business establishment on a lot.
 - a. Additional parking waivers beyond those in Table D for 23.54.015 may be permitted as a special exception for the following uses:
 - 1) Eating and drinking establishments, up to a maximum waiver of 5,000 square feet; and
 - 2) Motion picture theaters and performing arts theaters, up to a maximum waiver of 300 seats.

- b. The following factors shall be considered by the Director in determining whether to permit additional parking waivers:
 - 1) Anticipated parking demand for the proposed use;
 - 2) The extent to which an additional parking waiver is likely to create or add significantly to spillover parking in adjacent residential areas;
 - 3) The availability of shared parking within 800 feet of the business; and
 - 4) Whether land is available for parking without demolishing an existing commercial structure, displacing a commercial use, or rezoning property to commercial.
2. In all other commercial zones and in pedestrian designated zones for uses not listed in Table D for 23.54.015, no parking is required for the first 1,500 square feet of each business establishment or the first 15 fixed seats for motion picture and performing arts theaters.
3. In all other zones, no parking is required for the first 2,500 square feet of gross floor area of nonresidential uses in a structure, except for the following:
 - a. structures or portions of structures occupied by restaurants with drive-in lanes,
 - b. motion picture theaters,
 - c. offices, or
 - d. institution uses, including Major Institution uses.

When two or more uses with different parking ratios occupy a structure, the 2,500 square foot waiver is prorated based on the area occupied by the nonresidential uses for which the parking waiver is permitted.

- E. Fleet vehicles. Notwithstanding any other provisions of this section, off-street parking shall be provided for all fleet vehicles and those parking spaces will not be counted toward the parking requirements of Table A, Table B, or Table C.
- F. Use and reuse of schools. For non-school uses permitted to locate in a former or existing public school, parking requirements will be determined by school use pursuant to criteria adopted according to Chapter 23.78, Establishment of Criteria for Joint Use or Reuse of Schools.
- G. New non-residential uses in existing structures in commercial and industrial zones. Up to 20 required parking spaces are waived for a new non-residential use established in an existing structure or the expansion of an existing non-residential use entirely within an existing structure. Existing required parking shall remain. For purposes of this Section 23.54.015, "existing structure" means a structure that was established under permit, or for which a building permit has been granted and has not expired, at least two years prior to the application to establish the new use or expand the use. Parking spaces required for loading and unloading of passengers are not eligible for the waiver under this subsection 23.54.015.G.
- H. Uses not shown on parking tables. In the case of a use not shown on Table A, Table B, or Table C, the requirements for off-street parking will be determined by the Director based on the requirements for the most comparable use. Where, in the judgment of the Director, none of the uses on Table A, Table B, and Table C are comparable to a proposed use, the Director may base his or her determination as to the amount of parking required for the proposed use on detailed information provided by the applicant. The information required may include, but not be limited to, a description of the physical structure(s), identification of potential users, and analysis of likely parking demand.

I.

Uses in multiple parking table categories. If an entire use or structure, or the same portion of a use or structure, falls under more than one category in Table A, Table B or Table C then, unless otherwise specified, the category requiring the smallest number of parking spaces applies except as expressly set forth on such tables.

- J. Existing parking deficits. Existing legal parking deficits of legally established uses are allowed to continue even if a change of use occurs. This subsection will not be construed to permit a parking deficit caused by the failure to satisfy conditions of a reduced parking requirement for any use or structure.
- K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table E. In the case of a use not shown on Table E, there is no minimum bicycle parking requirement. The minimum requirements are based upon gross floor area of the use in a structure, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.
 - 1. After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half ($\frac{1}{2}$) the ratio shown in Table E, except for rail transit facilities; passenger terminals; and park and ride lots. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.
 - 2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk. When any covered automobile parking is provided, all required long-term bicycle parking shall be covered. When located off-street, bicycle and automobile parking areas must be separated by a barrier or painted lines.
 - 3. Long-term parking for bicycles shall be for bicycles parked four (4) hours or more. Short-term parking for bicycles shall be for bicycles parked less than four (4) hours.
 - 4. Bicycle parking required for residential uses must be located on-site.
 - 5. Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.
 - 6. Bicycle parking facilities shared by more than one use are encouraged.
 - 7. Bicycle parking facilities required for nonresidential uses shall be located on the lot or in a shared bicycle parking facility within one hundred (100) feet of the lot, except as provided in subsection 7 below.
 - 8. Bicycle parking may be located in a facility within one hundred (100) feet of the lot that is not a shared bicycle parking facility, or the applicant may make a payment to the City to fund public bicycle parking in lieu of providing required on-site bicycle parking, if the Director determines that:
 - a. Safe, accessible and convenient bicycle parking accessory to a nonresidential use cannot be provided on-site or in a shared bicycle parking facility within one-hundred (100) feet of the lot, without extraordinary physical or financial difficulty;
 - b.

The payment is comparable to the cost of providing the equivalent bicycle parking on-site, and takes into consideration the cost of materials, equipment and labor for installation;

- c. The bicycle parking funded by the payment is located within sufficient proximity to serve the bicycle parking demand generated by the project; and
- d. Construction of the bicycle parking funded by the payment is assured before issuance of a certificate of occupancy for the development.

Table A for 23.54.015
Parking for non-residential uses other than institutions

Use		Minimum parking required	
I. General Nonresidential Uses (other than institutions)			
A.	AGRICULTURAL USES	1 space for each 2,000 square feet	
B.	COMMERCIAL USES		
B.1.	Animal shelters and kennels	1 space for each 2,000 square feet	
B.2.	Eating and drinking establishments	1 space for each 250 square feet	
B.3.	Entertainment Uses, general, except as noted below (1)	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100 square feet of public assembly area not containing fixed seats	
	B.3.a	Adult cabarets	1 space for each 250 square feet
	B.3.b	Sports and recreation uses	1 space for each 500 square feet
B.4.	Food processing and craft work	1 space for each 2,000 square feet	
B.5.	Laboratories, research and development	1 space for each 1,500 square feet	
B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in single family and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms	

	B.7.	Medical services	1 space for each 500 square feet
	B.8.	Offices	1 space for each 1,000 square feet
	B.9.	Sales and services, automotive	1 space for each 2,000 square feet
	B.10.	Sales and services, general, except as noted below	1 space for each 500 square feet
	B.10.a.	Pet Daycare Centers (2)	1 space for each 10 animals or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 animals.
	B.11.	Sales and services, heavy	1 space for each 2,000 square feet
	B.12.	Sales and services, marine	1 space for each 2,000 square feet
C.	HIGH IMPACT USES		1 space for each 2,000 square feet
D.	LIVE-WORK UNITS		0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use
E.	MANUFACTURING USES		1 space for each 2,000 square feet
F.	STORAGE USES		1 space for each 2,000 square feet
G.	TRANSPORTATION FACILITIES		
	G.1.	Cargo terminals	1 space for each 2,000 square feet
	G.2.	Parking and moorage	
	G.2.a.	Principal use parking	None

	G.2.b.	Towing services	None
	G.2.c.	Boat moorage	1 space for each 2 berths
	G.2.d.	Dry storage of boats	1 space for each 2,000 square feet
	G.3.	Passenger terminals	1 space for each 100 square feet of waiting area
	G.4.	Rail transit facilities	None
	G.5.	Transportation facilities, air	1 space for each 100 square feet of waiting area
	G.6.	Vehicle storage and maintenance uses	1 space for each 2,000 square feet
H.	UTILITIES		1 space for each 2,000 square feet

II. Non-residential Use Requirements For Specific Areas

I.	Non-residential uses in urban centers or the Station Area Overlay District (3)	No minimum requirement
J.	Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use. (3)	No minimum requirement
K.	Non-residential uses permitted in MR and HR zones pursuant to <u>Section 23.45.504</u> .	No minimum requirement

Footnotes for Table A for 23.54.015:

(1) Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural

season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

(2) The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.

(3) The general requirements of lines A through H of Table A for 23.54.015 is superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a non-residential use fits within more than one line in Table A for 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of non-residential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

Table B for 23.54.015
 Parking for Residential Uses

Use	Minimum parking required
I. General residential uses	
A. Adult family homes	1 space for each dwelling unit

B.	Artist's studio/dwellings	1 space for each dwelling unit
C.	Assisted living facilities	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
D.	Caretaker's quarters	1 space for each dwelling unit
E.	Congregate residences	1 space for each 4 sleeping rooms
F.	Cottage housing developments	1 space for each dwelling unit
G.	Floating homes	1 space for each dwelling unit
H.	Mobile home parks	1 space for each mobile home lot as defined in <u>Chapter 22.904</u>
I.	Multifamily residential uses, except as otherwise provided in this Table B for <u>23.54.015</u> . ¹	1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling units
J.	Nursing homes ²	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds
K.	Single-family dwelling units	1 space for each dwelling unit

II. Residential use requirements for specific areas

L.	All residential uses within urban centers or within the Station Area Overlay District ¹	No minimum requirement
M.	All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the	No minimum requirement

	walking distance from the nearest transit stop to the lot line of the lot containing the residential use. ¹	
N.	Multifamily residential uses within the University of Washington parking impact area shown on Map A for <u>23.54.015</u> ¹	1 space per dwelling unit for dwelling units with fewer than two bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus 0.25 spaces per bedroom for dwelling units with 3 or more bedrooms
O.	Multifamily dwelling units, within the Alki area shown on Map B for <u>23.54.015</u> ¹	1.5 spaces for each dwelling unit
III. Multifamily residential use requirements with income criteria		
P.	Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income ³ , for the life of the building ¹	0.33 space for each dwelling unit with two or fewer bedrooms, and one space for each dwelling unit with three or more bedrooms
Q.	Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income ³ , for the life of the building ¹	0.75 spaces for each dwelling unit with two or fewer bedrooms, and one space for each dwelling unit with three or more bedrooms
R.	Low-income disabled multifamily residential uses ^{1,3}	1 space for each 4 dwelling units
S.	Low-income elderly/low-income disabled multifamily residential uses ^{1,3}	1 space for each 5 dwelling units
T.	Low-income elderly multifamily residential uses ^{1,3} not located in urban centers or within the Station Area Overlay District	1 space for each 6 dwelling units

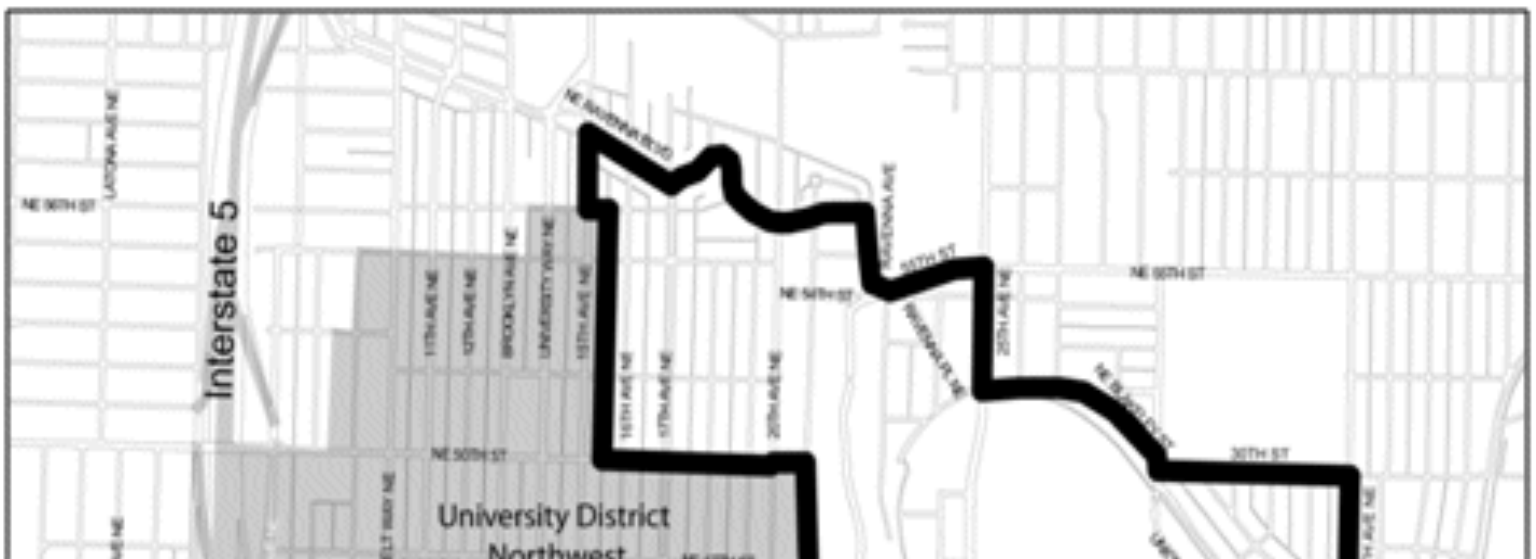
Footnotes to Table B for 23.54.015

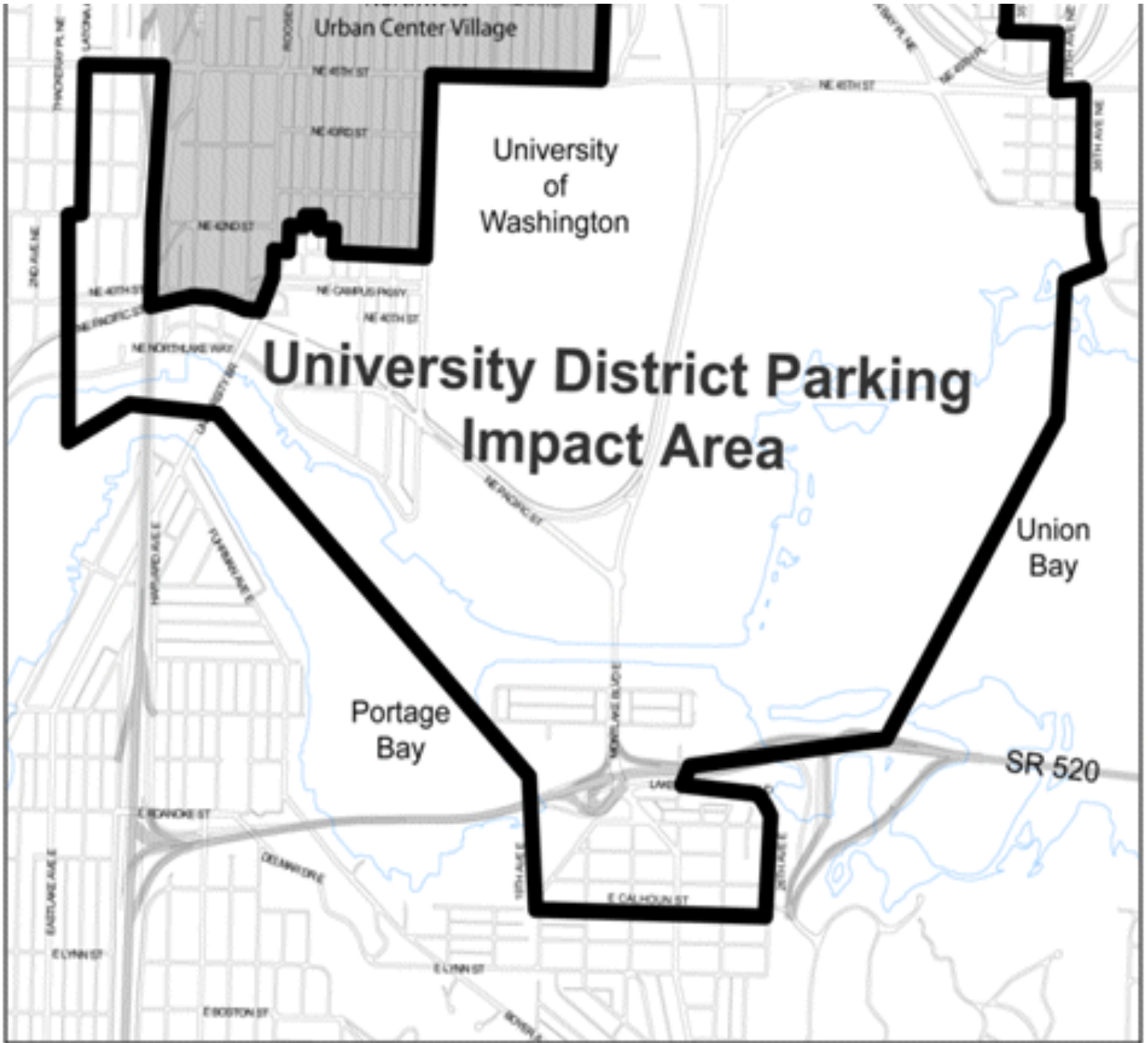
¹The minimum amount of parking prescribed by line I of Table B for 23.54.015 does not apply if a use, structure or development qualifies for a greater or a lesser amount of parking, including no parking, under any other provision of this Section 23.54.015. If more than one such provision may apply, the provision requiring the least amount of parking applies, except that if an applicable parking requirement in line II of Table B for 23.54.015 requires more parking than line I, the parking requirement in line I does not apply.

² For development within single-family zones the Director may waive some or all of the parking requirements according to Section 23.44.015 as a special or reasonable accommodation. In other zones, if the applicant can demonstrate that less parking is needed to provide a special or reasonable accommodation, the Director may reduce the requirement. The Director shall specify the parking required and link the parking reduction to the features of the program that allow such reduction. The parking reductions are effective only as long as the conditions that justify the waiver are present. When the conditions are no longer present, the development shall provide the amount of parking that otherwise is required.

³ Notice of income restrictions. If these provisions are applied to a development, then prior to the issuance of any permit to establish, construct or modify the development, or to reduce the amount of parking accessory to the development, the applicant shall record with the King County Recorder a restrictive covenant signed and acknowledged by the owner(s), in a form prescribed by the Director, that provides notice that compliance with the income limits prescribed by this Section 23.54.015 is a condition for maintaining the reduced parking allowed by this Section 23.54.015, and requiring any subsequent owner to provide the amount of parking otherwise required in the event the income limits are not met.

Map A for 23.54.015: University District Parking Impact Area





Map B for 23.54.015: Alki Area Parking Overlay

Map B for 23.54.015: Alki Area Parking Overlay



**Table C for 23.54.015
PARKING FOR PUBLIC USES AND INSTITUTIONS**

Use	Minimum parking required
I. General Public Uses and Institutions	
A. Adult care centers (1), (2)	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)
B. Child care centers (1), (2), (3)	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children

C.	Colleges	A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus 30 percent of the number of employees the facility is designed to accommodate; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) (1), (4)	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet
E.	Community clubs, and community centers not owned and operated by DOPAR (1), (5)	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
F.	Hospitals	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees other than staff doctors; plus 1 space for each 6 beds
G.	Institutes for advanced study, except in single family zones	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats
H.	Institutes for advanced study in single family zones (existing) (1)	3.5 spaces for each 1,000 square feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or

		<u>37</u> spaces for each 1,000 square feet of conference room space, whichever is greater
I.	Libraries (1) (6)	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms
J.	Museums	1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public
K.	Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
L.	Religious facilities (1)	1 space for each 80 square feet of all auditoria and public assembly rooms
M.	Schools, private elementary and secondary (1)	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
N.	Schools, public elementary and secondary (7) (8)	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed

		seats, for new public schools on a new or existing public school site
O.	Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate
II. General Public Uses and Institutions For Specific Areas		
P.	General public uses, institutions and Major Institution uses, except hospitals, in urban centers or the Station Area Overlay District (9)	No minimum requirement

Footnotes for Table C for 23.54.015:

- (1) When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the Director of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.
- (2) The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.
- (3) A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.
- (4) When family support centers are located within community centers owned and operated by the Department of Parks and Recreation, the Director may lower the combined parking requirement by up to a maximum of 15 percent, pursuant to subsection 23.54.020.I.
- (5) Indoor gymnasiums are not considered ball courts, nor are they considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the gymnasium is one parking space for every eight fixed seats. Each 20 inches of width of bleachers is counted as one fixed seat for the purposes of determining parking

requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement is one space for each 350 square feet.

- (6) When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements pursuant to subsection 23.44.022.L.
- (7) For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table C for 23.54.015 for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.
- (8) Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.
- (9) The general requirement of lines A through O of Table C for 23.54.015 for general public uses, institutions, and requirements of subsection 23.54.016.B for Major Institution uses are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use, institution or Major Institution use fits within more than one line in Table C for 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

**Table D for 23.54.015
PARKING WAIVERS FOR PEDESTRIAN-DESIGNATED ZONES**

Use		Parking waivers (1)
A.	General sales and service uses; Medical service uses; Lodging uses; and Entertainment uses, except motion picture theaters and performing arts theaters	NC1 zones — Parking waived for first 4,000 square feet of each business establishment NC2 and NC3 zones — Parking waived for first 5,000 square feet of each business establishment
B.	Motion picture theaters; and performing arts theaters	Parking waived for first 150 seats

C.	Eating and drinking establishments	NC1, NC2 and NC3 — Parking waived for first 2,500 square feet of each business establishment
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- (1) Additional parking waiver up to the limits in subsection 23.54.015.D.1.a may be permitted as a special exception according to criteria of subsection 23.54.015.D.1.b.

Table E for <u>23.54.015</u> Parking for Bicycles¹			
		Bike parking requirements	
Use		Long-term	Short-term
A. COMMERCIAL USES			
A.1.	Eating and drinking establishments	1 per 12,000 square feet	1 per 4,000 square feet; 1 per 2,000 square feet in UC/SAO ²
A.2.	Entertainment uses	1 per 12,000 square feet	1 per 40 seats and 1 per 1,000 square feet of non-seat area; 1 per 20 seats and 1 per 1,000 square feet of non-seat area in UC/SAO ²
A.3.	Lodging uses	1 per 20 rentable rooms	2
A.4.	Medical services	1 per 12,000 square feet	1 per 4,000 square feet; 1 per 2,000 square feet in UC/SAO ²
A.5.	Offices and laboratories, research and development	1 per 4,000 square feet; 1 per 2,000 square feet in UC/SAO ²	1 per 40,000 square feet
A.6.	Sales and services, general	1 per 12,000 square feet	1 per 4,000 square feet; 1 per 2,000 square feet in

			UC/SAO ²
A.7.	Sales and services, heavy	1 per 4,000 square feet	1 per 40,000 square feet
B. INSTITUTIONS			
B.1.	Institutions not listed below	1 per 4,000 square feet; 1 per 2,000 square feet in UC/SAO ²	1 per 40,000 square feet
B.2.	Child care centers	1 per 4,000 square feet	1 per 40,000 square feet
B.3.	Colleges	A number of spaces equal to 10 percent of the maximum students present at peak hour plus 5 percent of employees	None
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per 4,000 square feet
B.5.	Hospitals	1 per 4,000 square feet; 1 per 2,000 square feet in UC/SAO ²	1 per 40,000 square feet
B.6.	Libraries	1 per 4,000 square feet	1 per 4,000 square feet; 1 per 2,000 square feet in UC/SAO ²
B.7.	Museums	1 per 4,000 square feet	1 per 4,000 square feet
B.8.	Religious facilities	1 per 12,000 square feet	1 per 40 seats or 1 per 1,000 square feet of non-seat area
B.9.	Schools, elementary	1 per classroom	None
B.10.	Schools, secondary (middle and high)	2 per classroom	None
B.11.	Vocational or fine arts	A number of spaces equal	None

	schools	to 10 percent of the maximum students present at peak hour plus 5 percent of employees	
C. MANUFACTURING USES		1 per 4,000 square feet	None
D. RESIDENTIAL USES			
D.1.	Congregate residences ³	0.75 per sleeping room	None
D.2.	Multi-family structures	1 per 4 dwelling units or 0.75 per small efficiency dwelling unit	None
E. TRANSPORTATION FACILITIES			
E.1.	Park and ride lots	At least 20 ⁴	None
E.2.	Principal use parking except park-and-ride lots	1 per 20 auto spaces	None
E.3.	Rail transit facilities and passenger terminals	At least 20 ⁴	None

Footnote to Table E for 23.54.015

¹If a use is not shown on this Table E for 23.54.015, there is no minimum bicycle parking requirement.

²For the purposes of this Table E for 23.54.015, UC/SAO means urban centers or the Station Area Overlay District.

³For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.

⁴The Director may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to the Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

- (1) If a use is not shown on this Table E, there is no minimum bicycle parking requirement.
- (2) For the purposes of this table, UC/SAO means urban centers or the Station Area Overlay District.
- (3) The Director in consultation with the Director of Transportation may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and, other relevant transportation and land use information.

(Ord. [124608](#), § 10, 2014; Ord. [124378](#), § 57, 2013; Ord. [123963](#), § 20, 2012; Ord. [123939](#), § 14, 2012; Ord. [123649](#), § 38, 2011; Ord. [123495](#), § 64, 2011; Ord. [123378](#), § 23, 2010; Ord. [123209](#), § 54, 2009; Ord. [123046](#), § 65, 2009; Ord. [122935](#), § 13, 2009; Ord. [122823](#), § 10, 2008; Ord. [122670](#), § 3, 2008; Ord. [122411](#), § 8, 2007; Ord. [122311](#), § 68, 2006; Ord. [122273](#), § 5, 2006; Ord. [122208](#), § 3, 2006; Ord. [122054](#) § 73, 2006; Ord. [121792](#) § 1, 2005; Ord. [121828](#) §§ 10, 11, 2005; Ord. [121782](#) §§ 30, 31, 2005; Ord. [121477](#) § 30, 2004; Ord. [121476](#) § 14, 2004; Ord. [121359](#) § 7, 2003; Ord. [121196](#) §§ 23, 24, 2003; Ord. [121145](#) § 14, 2003; Ord. [120953](#) § 1, 2002; Ord. [120609](#) § 13, 2001; Ord. [120541](#) § 1, 2001; Ord. [120004](#) § 4, 2000; Ord. [119972](#) § 9, 2000; Ord. [119969](#) § 1, 2000; Ord. [119715](#) § 2, 1999; Ord. [119239](#) § 29, 1998; Ord. [119238](#) § 8, 1998; Ord. [118624](#) § 2, 1997; Ord. [118414](#) § 40, 1996; Ord. [118409](#) § 199, 1996; Ord. [118302](#) § 13, 1996; Ord. [117869](#) § 1, 1995; Ord. [117202](#) § 10, 1994; Ord. [116168](#) § 1, 1992; Ord. [116146](#) § 2, 1992; Ord. [115719](#) § 1, 1991; Ord. [115043](#) § 12, 1990; Ord. [115002](#) § 13(part), 1990; Ord. [114875](#) §§ 13, 14, 1989; Ord. [114623](#) § 15, 1989; Ord. [113710](#) § 1(part), 1987; Ord. [113658](#) § 7(part), 1987; Ord. [113464](#) § 2(part), 1987; Ord. [113263](#) § 26(part), 1986; Ord. [112777](#) § 32(part), 1986.)