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5241 43rd Street, NW
Washington, D.C. 20015
August 27, 2008

Anthony Hood, Chairman
Zoning Commission
District of Columbia Office of Zoning
Suite 210-S
441 4th Street, N.W.
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia

CASE NO. 08.06-2
EXHIBIT NO. 74

Re: Zoning Commission Case 08-06-2
Proposed Amendments to the Parking Regulations 11 DCMR

**THE SAN FRANCISCO AND PORTLAND EXPERIENCE IS NOT ADEQUATE TO PREDICT
THE LIKELY IMPACT OF OP'S PROPOSAL ON D.C.'S NEIGHBORHOODS**

As noted in our earlier filing, in San Francisco and Portland, minimum parking requirements were eliminated only in very limited areas. The experience in San Francisco and Portland is not adequate to predict the impact of OP's proposal on our neighborhoods, since neither city eliminated minimum parking requirements on a broad scale or near low- and moderate density neighborhoods, and both maintained minimum parking requirements that far exceeded D.C.'s current minimum for most of the area.

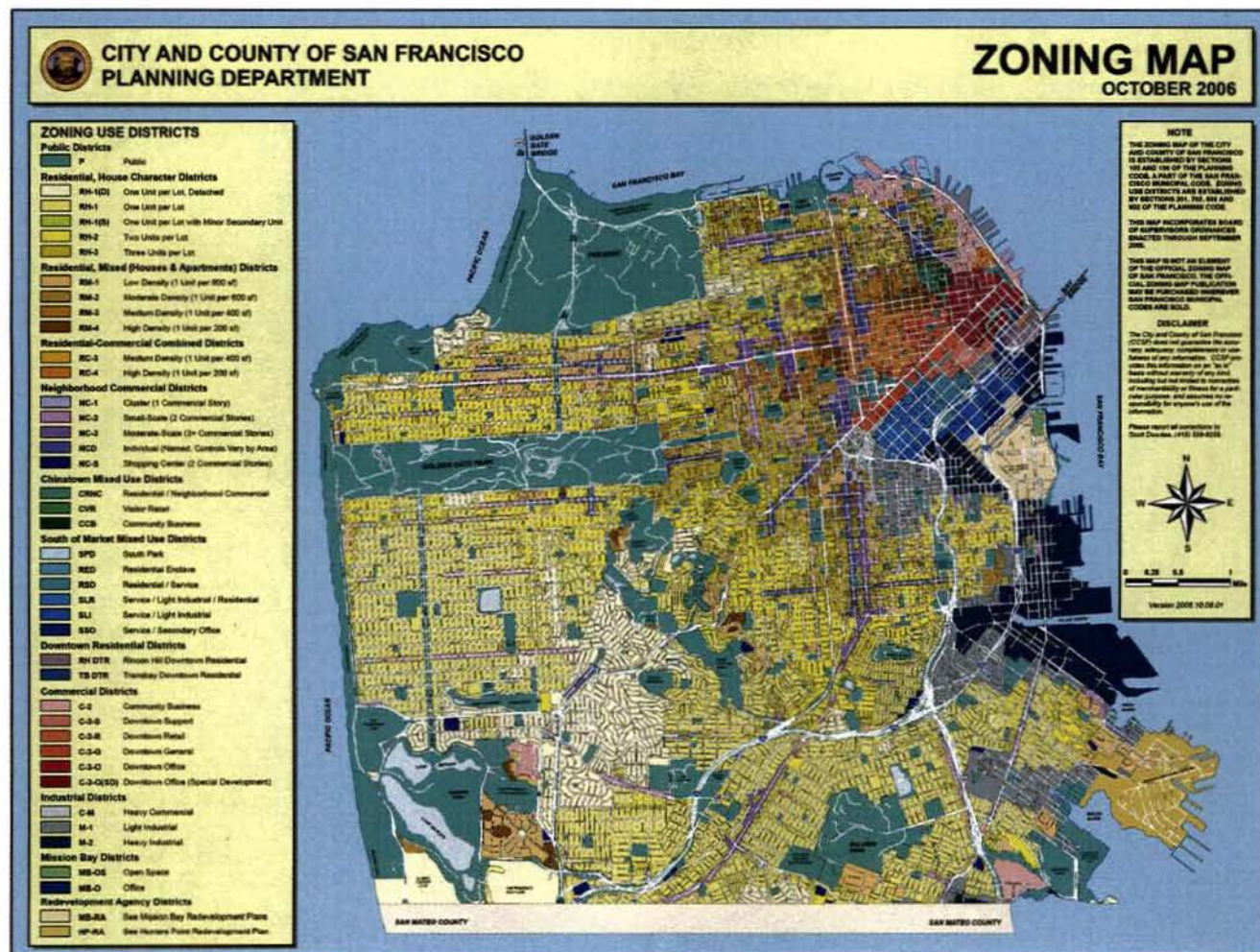
- In San Francisco, Nelson/Nygaard only cites the elimination of minimum parking requirements for multi-family dwelling buildings in the downtown and central business district areas.¹ In fact, for most of the city, San Francisco's minimum parking requirements are significantly higher than D.C.'s current minimum parking requirements. For most of the city, the requirement is one space per housing unit. This is reduced to one space per four housing units in RC-4 (high density residential-commercial combined) and RSD (residential-service) districts. There is no minimum parking requirement for any uses in the DTR (downtown residential) or C-3 districts. The areas where there are no minimum parking requirements are all downtown, far from lower-density neighborhoods, and therefore, a review of this experience would not provide useful information for evaluating OP's proposal. For those areas in which San Francisco has eliminated minimum parking requirements, they recognize that the "provision of public parking facilities on an organized basis at specific locations" in those areas is an important prerequisite for implementation of this policy. Exhibit A is a map of San Francisco's zoning districts. Excerpts from San Francisco's zoning regulations are attached.
- In Portland, Nelson/Nygaard cites the elimination of minimum parking requirements for multi-family residential and commercial development in the downtown and central business district areas.² Outside of low-density neighborhood commercial areas and the highest density central districts, Portland has minimum parking requirements that far exceed D.C.'s current minimum parking

¹ Nelson/Nygaard, Report to the Office of Planning, "Best Practices Review." In fact, there is no off-street parking requirement for any use in the DTR, NCT, RTO and C-3 districts. In addition, there is no minimum parking requirement in RC-4, residential-commercial, districts if the occupied floor area does not exceed 10,000 SF. For some areas, the Planning Commission can reduce the minimum parking requirement, although there are limits on those reductions. San Francisco Municipal Code, Article 1.5.

² Nelson/Nygaard, Report to the Office of Planning, "Best Practices Review." Portland has eliminated minimum parking requirements in the CN1, CM, CS, RX, CX, and CO1 zones. In the EX district, Portland eliminated the minimum parking requirements for all uses except household living with four units or more, which has a minimum parking requirement of 0.5 spaces per unit, with SROs exempt. The zones where minimum parking requirements were eliminated fall into two categories, the low-density neighborhood and commercial areas, and the highest density Central Commercial, Residential and Employment zones. Portland Zoning Code, Chapter 33.266.

requirements. Exhibit B is a map of Portland's zoning districts. Excerpts from Portland's zoning regulations are attached.

Exhibit A: Zoning Map for San Francisco, California

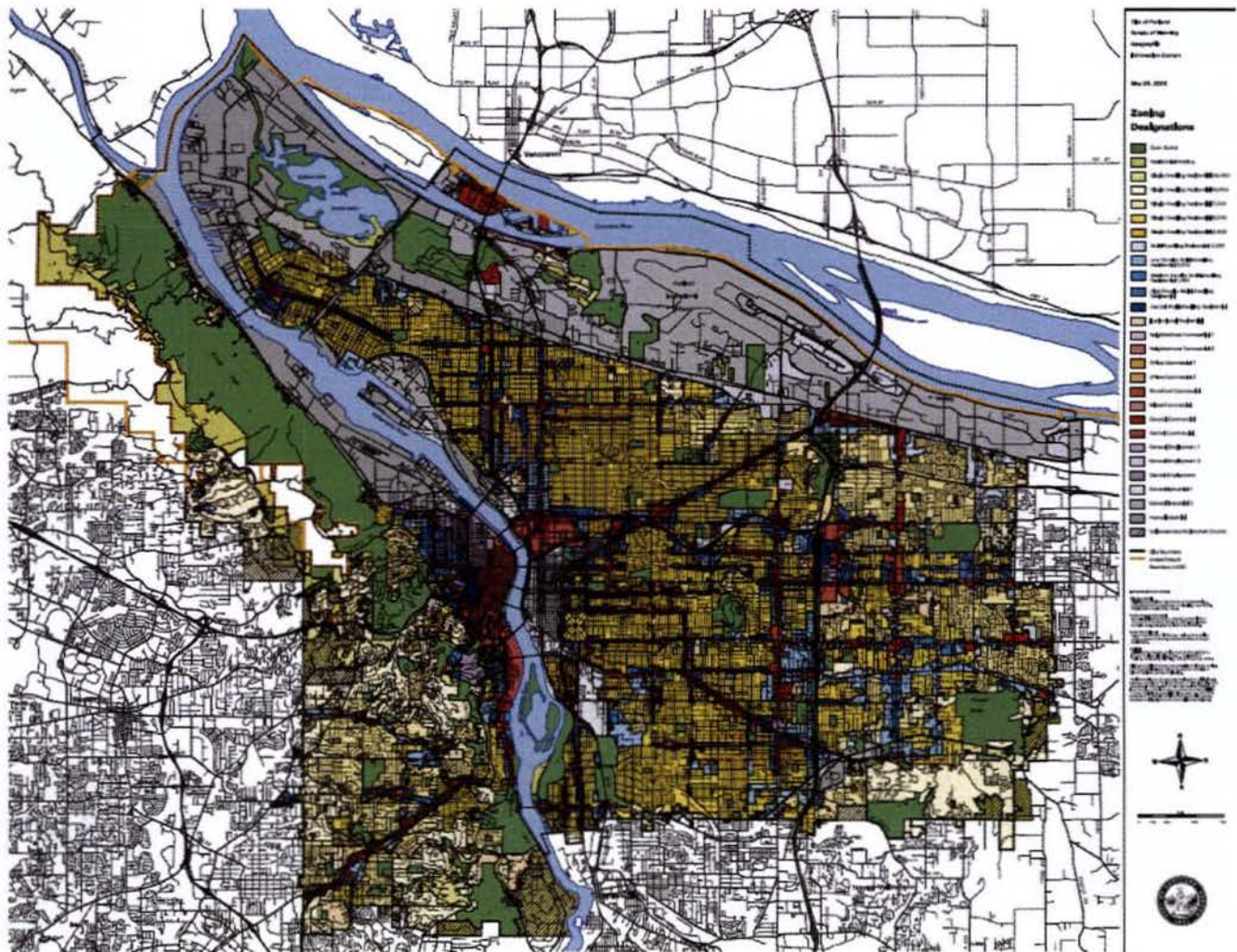


Minimum parking requirements have been eliminated in the following districts:

Downtown Residential Districts

	RH DTR	Rincon Hill Downtown Residential
	TB DTR	Transbay Downtown Residential
	C-3-S	Downtown Support
	C-3-R	Downtown Retail
	C-3-G	Downtown General
	C-3-O	Downtown Office
	C-3-O(SD)	Downtown Office (Special Development)

Exhibit B: Zoning Map for Portland, Oregon



Minimum parking requirements have been eliminated in the following districts:

- Central Multi-Dwelling Residential
- Central Commercial
- Central Employment
- Neighborhood Commercial 1
- Office Commercial 1

A REVIEW OF ZONING IN OTHER CITIES THAT HAVE “ELIMINATED MINIMUM PARKING REQUIREMENTS”

At the July 31 Zoning Commission hearing, proponents of OP’s proposal offered several cities as examples of cities that have eliminated minimum parking requirements. These include Coral Gables, Florida; Fort Pierce, Florida; Olympia, Washington; Spokane, Washington; as well as San Francisco; Portland, Oregon; Milwaukee, Wisconsin; and Seattle, Washington,³ which were mentioned earlier and discussed in my April 16 comments.⁴

In an earlier filing, we presented evidence that most of the cities that have been described as eliminating minimum parking requirements, in fact, generally have minimum parking requirements that far exceed D.C.’s current minimums for most of the city. Those findings are summarized below.

The same is true for Coral Gables, Fort Pierce, Olympia and Spokane. There are some limited exemptions to the minimum parking requirements for some uses in a portion of their central business district, usually on the waterfront, where neighborhoods that might be affected by spillover are limited. For the remainder of the city and for some uses in the central business district, these cities have minimum parking requirements, and they exceed D.C.’s current minimum parking requirements. These findings are summarized in the following table:

**Coral Gables, Fort Pierce, Olympia and Spokane:
Extent of Exemptions from Minimum Parking Requirements and
Comparison with D.C.’s Current Minimum Parking Requirements: Residential**

	Comparison with D.C.’s Current Minimum Parking Requirements: Residential	Areas and uses exempted from Minimum Parking Requirements
Coral Gables, Florida	Minimum parking requirement for: Apartments: 3.45 to 13.8 times DC minimum Duplexes: 1.5 to 2 times DC minimum Single Family: same as DC minimum	Exemption from minimum parking requirement for non-residential uses with FAR of 1.25 or less in CBD
Olympia, Washington	Minimum parking requirement outside exempt downtown, waterfront area: Multifamily: 2 to 6 times DC minimum Single family and duplexes: 2 times DC minimum, except in DB, CSH and RMH zones where it is equal to the DC minimum	Exemption from minimum parking requirement in the “downtown exempt parking area” along the waterfront for residential uses or commercial uses with less than 3,000 SF leaseable space.
Fort Pierce, Florida	Minimum parking requirement outside B-4 Business Zone: Multifamily, except public housing for the elderly: 3 to 6 times DC minimum parking requirement Single family: 2 times DC minimum parking requirement Public housing for the elderly: 1 to 2 times DC minimum parking requirement	Exemption from minimum parking requirement in the B-4 business zone, along the waterfront
Spokane, Washington	Minimum parking requirement Multifamily: 2 to 4 times DC minimum parking, higher if 4 or more bedrooms Single family: Same as DC minimum, unless 4 or more bedrooms, in which case the requirement is increased by one space for each bedroom over 3.	Exemption from minimum parking requirements for all uses for a portion of downtown
OP Proposal		Eliminate all minimum parking requirements for residential uses. Eliminate most other minimum parking requirements.

³ Coral Gables, Florida; Fort Pierce, Florida; Olympia, Washington; and Spokane, Washington were mentioned by Mr. O’Looney, July 31 transcript, p. 200. Milwaukee, San Francisco and Portland were mentioned by Mr. O’Looney at page 200 and by Mr. Zieman at page 166.

⁴ My April 16 Comments to the Office of Planning were submitted to the Zoning Commission as an attachment to my July 28 letter.

- Coral Gables zoning regulations include minimum parking requirements for many uses that far exceed D.C.'s current minimum parking requirements, but non-residential uses with a FAR of 1.25 or less in the City of Coral Gables central business district are exempt for the minimum parking requirements. Off-street parking requirements for most residential uses are significantly higher than D.C.'s current minimum parking requirements.⁵ A copy of the off-street parking requirements for Coral Gables is attached.
- Olympia, Washington: Olympia, Washington has a minimum parking requirement of one to two motor vehicle parking spaces per unit, unless it is located in the "downtown exempt parking area," which is along the waterfront. New commercial buildings or buildings with expansions of 3,000 SF of leaseable space or more are required to meet the motor vehicle and bicycle parking requirements.⁶ A copy of the off-street parking requirements for Olympia, Washington is attached.
- Spokane: Off-street parking is not required in a portion of the central business district.⁷ Other minimum parking requirements are significantly higher than D.C.'s minimum parking requirements. Except for SRO's, outside the CBD, the minimum off-street parking requirement for residential household living is one space per unit, plus one space for each bedroom after 3 bedrooms. A copy of the off-street parking requirements for Spokane is attached.
- Fort Pierce, Florida: There are off-street minimum parking requirements except in the B-4 business district along the waterfront. As with the other cities, the minimum parking requirements are far higher than D.C.'s current minimum parking requirements. Two spaces are required for each single family house or duplex. For triplexes, quadraplexes and multi-family housing, 1.5 spaces per unit is required, except for public housing for the elderly, where the requirement is 0.5 spaces per unit. Boarding houses require one space per bedroom. A copy of the off-street parking requirements for Fort Pierce is attached.

⁵ For Coral Gables, off-street parking requirements for single family homes are one space per residence. For townhouses, the requirement is one space for each one-bedroom unit and two spaces for each unit with two or more bedrooms. Duplexes or two-family houses require 1.5 spaces for each one- or two-bedroom unit and two spaces for each unit with three or more bedrooms. The minimum off-street parking requirements for apartment buildings vary with the location and with the number of bedrooms. For efficiencies, one-bedroom or two-bedroom units, 1.5 or 2 spaces per unit is required, depending on the location. 2 parking spaces are required for each 3-bedroom unit and 3 parking spaces are required for each unit with 4 or more bedrooms. In addition, supplemental spaces are required, either 20 spaces or one space for each 15% of the units, depending on the location. By contract, for apartments in most zones, D.C. requires .25 to .50 spaces per unit.

⁶ For Olympia, outside the "downtown exempt parking area" on the waterfront, single family homes, duplexes and houses are required to have two spaces unless they are in the high density zones, in which case they are required to have one space. Multifamily dwellings of 3 or more units are required to have 1.5 spaces per unit, and studio apartments are required to have one space per unit.

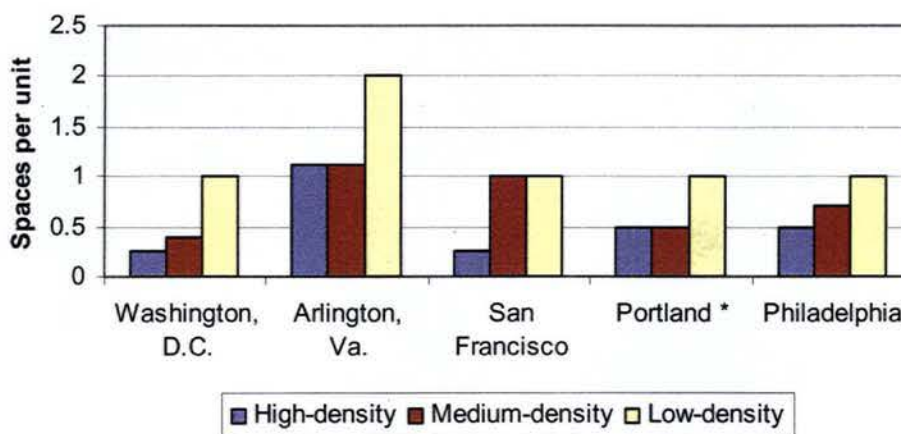
⁷ Section 11.19.197(d) provides that "Off-street parking is not required for any use in that portion of the downtown area described as follows: Beginning at the intersection of the centerlines of Division Street and the alley between Second and Third Avenues; thence north to the centerline of Boone Avenue; thence west to the centerline of Monroe Street; thence south to the centerline of Main Avenue; thence west on the centerline of Main Avenue to a point measured one hundred feet perpendicular to the north line of Riverside Avenue; thence generally west on a line parallel with, and one hundred feet north of the north line of Riverside Avenue to the centerline of the Maple Street on-ramp; thence southeast to the centerline of Riverside Avenue; thence westerly to the centerline of Maple Street; thence south on the centerline of Maple Street to the centerline of the alley between Second and Third Avenues extended; thence east to the point of beginning;

San Francisco, Portland, Oregon, Arlington, Virginia and Philadelphia have minimum parking requirements for most areas that are equal to or higher than DC's current minimum off-street parking requirement.

**Comparison of DC's Current and Proposed Parking Requirements
with Arlington, San Francisco, Portland and Philadelphia: Residential Uses**

	Comparison with Current DC Zoning Regulations
Arlington, Virginia	Minimum Parking Requirement for Residential Uses: All Zones: 2-4 times the current DC minimums
San Francisco	Minimum Parking Requirement for Residential Uses: Medium density zones: 2 times DC minimums Low- and high density zones: same as current DC minimum
Portland	Minimum Parking Requirement for Residential Uses: Medium and high density zones: higher than current DC minimums Low density zones: same as current DC minimum
Philadelphia	Minimum Parking Requirement for Residential Uses: Medium and high density zones: higher than current DC minimums Low density zones: same as current DC minimum
OP Proposal	Eliminate all minimum parking requirements for residential uses

Minimum Parking Requirements: Residential



* Portland minimum is for high-density residential zones outside of "Central Residential Zone"

Milwaukee, Seattle and Pasadena were also mentioned at the July 31 hearing as examples of cities that have eliminated minimum parking requirements. The following excerpt from my April 16, 2008 comments looks at some of the other cities, and shows that to the extent that those cities have

eliminated any of their minimum parking requirements, that was limited to the downtown area.

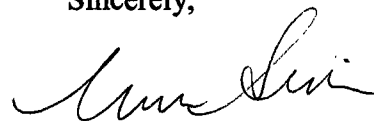
The Nelson/Nygaard "Best Practices Review," in Section II: "Zoning Reform Best Practices," cites Milwaukee, Seattle and Pasadena as examples of cities that have implemented "reducing/'tailoring' minimum requirements." [See Best Practices Review at pp. 5-6.] The examples of cities that have eliminated minimum requirements include Milwaukee, Seattle, Portland, and San Francisco." [See Best Practices Review at p. 7.] Arlington, Virginia is cited as an example of a jurisdiction that has reduced parking minimums near Metro Rail stations. [See Best Practices Review at p. 13.] The extent to which these jurisdictions have actually implemented these policies is described below.

- Milwaukee: In the first example, Nelson/Nygaard writes: "Milwaukee, WI has no minimum parking requirements for any downtown land use except high-density housing, where the ratio is only two spaces per three units." Note that, only for downtown land do they mention the elimination of minimum parking requirements, and there is a minimum for high-density housing downtown, a requirement is twice the requirement that OP is proposing for MDUs within 400 feet of a low or moderate density neighborhood, and actually is four times the minimum when the 50% reduction that OP is proposing is factored in.
- Seattle: In describing the implementation of this policy in Seattle, Nelson/Nygaard only asserts that Seattle allows reductions in minimum parking requirements based on several, very limited factors, has eliminated minimum parking requirements only in the downtown area, and has some reductions in the minimums in mixed-use, dense neighborhoods.
- Pasadena: For Pasadena, the third example in the Best Practices Review, Nelson/Nygaard cites reduced minimums, not an elimination of minimums. The reduction in minimum parking requirements is restricted to the central district and certain transit oriented developments.

CONCLUSION

The elimination of most minimum parking requirements, as proposed by the Office of Planning, is likely to result in spillover parking problems in many of D.C.'s low- and moderate density residential neighborhoods. The record before the Zoning Commission does not include any studies that demonstrate that the District would benefit from this radical proposal. The Record does not include a clear demonstration of policies that could adequately address the specific spillover problems that will be introduced or exacerbated by this proposal. And, given that the other cities where some minimum parking requirements have been eliminated have implemented this policy only in very small areas, far from low- and moderate-density neighborhoods, evidence based on the experience in those cities is not relevant to the evaluation of OP's proposed amendment to the parking regulations.

Sincerely,



Marilyn J. Simon
5241 43rd Street, NW
Washington, D.C.

Attachment: Minimum off-street parking requirements for San Francisco, Portland, Coral Gables, Olympia, Spokane and Fort Pierce.

San Francisco, Minimum Off-Street Parking Requirements:**SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.**

Off-street parking spaces shall be provided in the minimum quantities specified in the following table, except as otherwise provided in Section 151.1 and Section 161 of this Code. Where the building or lot contains uses in more than one of the categories listed, parking requirements shall be calculated in the manner provided in Section 153 of this Code. Where off-street parking is provided which exceeds certain amounts in relation to the quantities specified in this table, as set forth in Section 204.5 of this Code, such parking shall be classified not as accessory parking but as either a principal or a conditional use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for a conditional use for any such parking, due to the amount being provided, the City Planning Commission shall consider the criteria set forth in Section 157 of this Code.

Table 151

OFF-STREET PARKING SPACES REQUIRED
TABLE INSET:

Use or Activity	Number of Off-Street Parking Spaces Required
Dwelling, except as specified below, and except in the Bernal Heights Special Use District as provided in Section 242	One for each dwelling unit.
Dwelling, RC-4 and RSD Districts, except in the Van Ness Special Use District	One for each four dwelling unit.
Dwelling, specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code	One-fifth the number of spaces specified above for the district in which the dwelling is located.
Group housing of any kind	One for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any, with a minimum of two spaces required.
SRO units	In the South of Market base area, one for each 20 units, plus one for the manager's dwelling unit, if any, with a minimum of two spaces.
Hotel, inn or hostel in NC Districts	0.8 for each guest bedroom.
Hotel, inn or hostel in districts other than NC	One for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's dwelling unit, if any.
Motel	One for each guest unit, plus one for the manager's dwelling unit, if any.
Mobile home park	One for each vehicle or structure in such park, plus one for the manager's dwelling unit if any.
Hospital or other inpatient medical institution	One for each 16 guest excluding bassinets or for each 2,400 square feet of gross floor area devoted to sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.
Residential care facility	One for each 10 residents, where the number of residents exceeds nine.
Child care facility	One for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.

Elementary school	One for each six classrooms.
Secondary school	One for each two classrooms.
Post-secondary educational institution	One for each two classrooms.
Church or other religious institutions	One for each 20 seats by which the number of seats in the main auditorium exceeds 200.
Theater or auditorium	One for each eight seats up to 1,000 seats where the number of seats exceeds 50 seats, plus one for each 10 seats in excess of 1,000.
Stadium or sports arena	One for each 15 seats.
Medical or dental office or outpatient clinic	One for each 300 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Offices or studios of architects, engineers, interior designers and other design professionals and studios of graphic artists	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Other business office	One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet, except one for each 750 square feet within the SSO District, where the occupied floor area exceeds 5,000 square feet.
Restaurant, bar, nightclub, pool hall, dance hall, bowling alley or other similar enterprise	One for each 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Greenhouse or plant nursery	One for each 4,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Other retail space	One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.
Service, repair or wholesale sales space, including personal, home or business service space in South of Market Districts	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Mortuary	Five.
Storage or warehouse space, and space devoted to any use first permitted in an M-2 District	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 10,000 square feet.
Arts activities and spaces except theater or auditorium spaces	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
Other manufacturing and industrial uses	One for each 1,500 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
Live/work units	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each live/work unit.

(Amended by Ord. 443-78, App. 10/6/78; Ord. 69-87, App. 3/13/87; Ord. 445-87, App. 11/12/87; Ord. 537-88, App. 12/16/88; Ord. 412-88, App. 9/10/88; Ord. 115-90, App. 4/6/90; Ord. 32-91, App. 1/25/91; Ord. 368-94, App. 11/4/94; Ord. 217-05, File No. 050865, App. 8/19/2005; Ord. 129-06, File No, 060372, App. 6/22/2006)

SEC. 151.1. PERMITTED OFF-STREET PARKING IN DOWNTOWN RESIDENTIAL (DTR), C-3, NEIGHBORHOOD COMMERCIAL TRANSIT (NCT), AND RESIDENTIAL TRANSIT ORIENTED (RTO) DISTRICTS.

(a) For any use in DTR, NCT, RTO or C-3 Districts, off-street accessory parking shall not be required as specified in Section 151.1 herein.

SEC. 161. EXEMPTIONS FROM OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE REQUIREMENTS.

The following exemptions shall apply to the requirements for off-street parking and loading spaces set forth in Sections 151 through 155 of this Code. These provisions, as exemptions, shall be narrowly construed.

(a) No off-street parking shall be required for a one-family or two-family dwelling where the lot on which such dwelling is located is entirely inaccessible by automobile because of topographic conditions.

(b) No off-street loading shall be required where access to the lot cannot be provided other than by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line which would cause serious disruption to pedestrian traffic.

(c) In recognition of the compact and congested nature of the downtown area and portions of Chinatown, the accessibility of this area by public transit, and programs for provision of public parking facilities on an organized basis at specific locations, no off-street parking shall be required for any use, in any C-3 Districts, or for any use other than dwellings units where a requirement is specified, in Chinatown Visitor Retail, or Chinatown Residential Neighborhood Commercial Districts.

(d) In recognition of the small scale of development, the desirability of retention and conversion of many existing buildings of established character, the need to relieve congestion, and the provision of public parking facilities on an organized basis at specific locations, no off-street parking shall be required for any use other than dwellings in the Washington Broadway Special Use District Numbers 1 and 2 as described in Section 239 of this Code and in the Chinatown Community Business District, where the size of the lot does not exceed 20,000 square feet.

(e) In recognition of the close neighborhood orientation of the uses provided for in Residential-Commercial Combined Districts of high density, no off-street parking shall be required for any principal use in an RC-4 District for which the form of measurement is occupied floor area, where the occupied floor area of such use does not exceed 10,000 square feet.

The remainder of this section deals with situations in which the Planning Commission can modify, reduce or waive the parking requirements.

Portland, Oregon Minimum Off-Street Parking Requirements:

33.266.110 Minimum Required Parking Spaces

- A. Purpose.** The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Sites that are located in close proximity to transit, have good street connectivity, and good pedestrian facilities may need little or no off-street parking. Transit-supportive plazas and bicycle parking may be

substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long term emphasis. Provision of carpool parking, and locating it close to the building entrance, will encourage carpool use.

B. Minimum number of parking spaces required.

1. The minimum number of parking spaces for all zones is stated in Table 266-1. Table 266-2 states the required number of spaces for use categories. The standards of Tables 266-1 and 266-2 apply unless specifically superseded by other portions of the City Code.

Table 266-1 Minimum Required and Maximum Allowed Parking Spaces By Zone [1]	
Zone	Requirement
OS, RF - RH, IR, CN2, CO2, CG, EG, I	Minimum is Standard A in Table 266-2. Maximum is Standard B in Table 266-2.
EX	Minimum - None, except Household Living: minimum of 0 for 1 to 3 units, 1 per 2 units for four+ units, and SROs exempt.. Maximum is Standard A in Table 266-2, except: 1) Retail, personal service, repair-oriented - Maximum is 1 per 200 sq. ft. of floor area. 2) Restaurants and bars - Maximum is 1 per 75 sq. ft. of floor area. 3) General office - Maximum is 1 per 400 sq. ft. of floor area. 4) Medical/Dental office - Maximum is 1 per 330 sq. ft. of floor area.
CN1	Minimum - None. Maximum of 1 space per 2,500 sq. ft. of site area.
CM, CS, RX, CX, CO1	Minimum - None. Maximum is Standard B in Table 266-2.

Title 33, Planning and Zoning
11/9/07

Chapter 33.266
Parking And Loading

Table 266-2 Parking Spaces by Use (Refer to Table 266-1 to determine which standard applies.)			
Use Categories	Specific Uses	Standard A	Standard B
Residential Categories			
Household Living		1 per unit, except SROs exempt and in RH, where it is 0 for 1 to 3 units and 1 per 2 units for four + units	None
Group Living		1 per 4 residents	None
Commercial Categories			
Retail Sales And Service	Retail, personal service, repair oriented	1 per 500 sq. ft. of floor area	1 per 196 sq. ft. of floor area
	Restaurants and bars	1 per 250 sq. ft. of floor area	1 per 63 sq. ft. of floor area
	Health clubs, gyms, lodges, meeting rooms, and similar. Continuous entertainment such as arcades and bowling alleys	1 per 330 sq. ft. of floor area	1 per 185 sq. ft. of floor area
	Temporary lodging	1 per rentable room: for associated uses such as restaurants, see above	1.5 per rentable room: for associated uses such as restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area	1 per 2.7 seats or 1 per 4 feet of bench area
Office	General office	1 per 500 sq. ft. of floor area	1 per 294 sq. ft. of floor area
	Medical/Dental office	1 per 500 sq. ft. of floor area	1 per 204 sq. ft. of floor area
Quick Vehicle Servicing		1 per 500 sq. ft. of floor area	1 per 196 sq. ft. of floor area
Vehicle Repair		1 per 750 sq. ft. of floor area [1]	1 per 500 sq. ft. of floor area
Commercial Parking		Not applicable	None
Self-Service Storage		[2]	[2]
Commercial Outdoor Recreation		20 per acre of site	30 per acre of site
Major Event Entertainment		1 per 8 seats or per CU review	1 per 5 seats or per CU review
Industrial Categories			
Manufacturing And Production		1 per 750 sq. ft. of floor area [1]	1 per 500 sq. ft. of floor area
Warehouse And Freight Movement		1 per 750 sq. ft. of floor area for the first 3,000 sq. ft. of floor area and then 1 per 3,500 sq. ft. of floor area thereafter [1]	1 per 500 sq. ft. of floor area for the first 3,000 sq. ft. of floor area and then 1 per 2,500 sq. ft. of floor area thereafter
Wholesale Sales, Industrial Service, Railroad Yards		1 per 750 sq. ft. of floor area [1]	1 per 500 sq. ft. of floor area
Waste-Related		Per CU review	Per CU review

Chapter 33.266
Parking And Loading

Title 33. Planning and Zoning
11/9/07

Use Categories	Specific Uses	Standard A	Standard B
Institutional Categories			
Basic Utilities		None	None
Community Service		1 per 500 sq. ft. of floor area	1 per 196 sq. ft. of floor area
Parks And Open Areas		Per CU review for active areas	Per CU review for active areas
Schools	Grade, elementary, middle, junior high	1 per classroom, or per CU or Impact Mitigation Plan approval	1.5 per classroom, or per CU or Impact Mitigation Plan approval
	High school	7 per classroom, or per CU or Impact Mitigation Plan approval	10.5 per classroom, or per CU or Impact Mitigation Plan approval
Medical Centers		1 per 500 sq. ft. of floor area; or per CU review or Impact Mitigation Plan approval	1 per 204 sq. ft. of floor area; or per CU review or Impact Mitigation Plan approval
Colleges		1 per 600 sq. ft. of floor area exclusive of dormitories, plus 1 per 4 dorm rooms; or per CU review or Impact Mitigation Plan approval	1 per 400 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm rooms; or per CU review or Impact Mitigation Plan approval
Religious Institutions		1 per 100 sq. ft. of main assembly area; or per CU review	1 per 67 sq. ft. of main assembly area; or per CU review
Daycare		1 per 500 sq. ft. of floor area	1 per 330 sq. ft. of floor area
Other Categories			
Agriculture		None, or per CU review	None, or per CU review
Aviation		Per CU review	Per CU review
Detention Facilities		Per CU review	Per CU review
Aggregate Extraction		Per CU review	Per CU review
Radio Frequency Transmission Facilities	Unmanned facilities operating at or below 1000 watts ERP	None	None
	All Other Facilities	2 per site	None
Rail Lines & Utility Corridors		None	None

Notes:

- [1] For uses in an EG or I zone, if the site size is 5,000 sq. ft. or less, no more than 4 spaces are required. Where the site size is between 5,001 and 10,000 sq. ft., no more than 7 spaces are required.
- [2] Minimum of 1 per resident manager's facility, plus 3 per leasing office, plus 1 per 100 leasable storage spaces in multi-story buildings. Maximum of 2 per resident manager's facility, 5 per leasing office, 1 per 67 leasable storage spaces in multi-story buildings.

Coral Gables Off-Street Parking Requirements:

A building used for other than residential purposes in the City of Coral Gables Central Business District shall be exempted from the off-street parking requirements of Article XV of this code, provided, however that the Floor Area Ratio (F.A.R.) of such buildings not exceed 1.25.

Minimum parking requirements for single family residences are the same as D.C.'s current minimum parking requirements. Minimum parking requirements for townhouses, duplexes, two-family residences and apartment buildings are based on the number of bedrooms and are far higher than D.C.'s current minimum parking requirements

- (d) Central business district.
1. The central business district shall consist of all commercially zoned property bordered by LeJeune Road on the west, Douglas Road on the east, Navarre Avenue on the north, and Almeria Avenue on the south.
 2. Any building used for other than residential purposes and located in the City of Coral Gables central business district, as herein defined, shall be exempted from the off-street parking requirements of Article XV of this code, provided, however, that the Floor Area Ratio (F.A.R.) of such buildings shall not exceed 1.25.
 3. New buildings containing a Floor Area Ratio (F.A.R.) of more than 1.25 and existing buildings being enlarged to contain a Floor Area Ratio (F.A.R.) of more than 1.25 shall provide off-street parking in accordance with the requirements of Article XIII of this code.

Sec. 13-6 - Minimum parking requirements--By use.

- (a) Off-street parking shall be provided and maintained as shown on the schedule designated as "Coral Gables Minimum Off-Street Parking Requirements--By Use," Tables Nos. 1, 2, 3 and 4 as follows:

Coral Gables Minimum Off-Street Parking Requirements--By Use Table 1

Residential Uses	
Single Family Residence	One parking space consisting of a porte-cochere, carport, breezeway or garage. (3233)
Townhouses	(a) One parking space for each one bedroom unit. (b) Two (2) parking spaces for each two (2) or more bedroom units.
Duplex or Two-Family Residence	(a) One and one-half (1½) parking spaces for each one and two (2) bedroom units. (b) Two (2) parking spaces for each three (3) or more bedroom units.
Apartment Building	For that area lying south of U.S. Highway 1 and east of LeJeune Road and Old Cutler Road, the following off-street parking spaces shall be provided: (3233) (a) Two (2) parking spaces for each efficiency, one bedroom, two (2) bedroom or three (3) bedroom apartment unit. (b) Three (3) parking spaces for each apartment containing four (4) or more bedrooms. (c) One parking space for each twenty (20) parking spaces provided for use as supplemental parking. For the remainder of the City of Coral Gables except that area lying south of U.S. Highway 1 and east of LeJeune Road and Old Cutler Road, the following parking spaces shall be provided: (3233) (a) One and one-half (1½) parking space for each efficiency, one bedroom or two (2) bedroom apartment units. (b) Two (2) parking spaces for each three (3) bedroom apartment units. (c) Three (3) parking spaces for each apartment containing four (4) or more bedrooms. (d) One parking space for each fifteen (15%) percent of the apartment units for supplemental parking.
Hotel	(a) One parking space for each sleeping room. (b) One employee parking space for each eight (8) hotel sleeping rooms. (c) Spaces required for other uses in hotel such as retail shops, beauty shops, barber shops, bars, restaurants, meeting rooms, etc.
Apartment-Hotel	(a) One parking space for each hotel sleeping room. (b) One and one-half (1½) parking spaces for each efficiency, one bedroom or two (2) bedroom apartments. (c) Two (2) parking spaces for each three (3) bedroom apartments. (d) Three (3) parking spaces for each apartment containing four (4) or more bedrooms. (e) One employee parking space for each eight (8) hotel sleeping rooms. (f) In each instance, spaces required for other uses such as retail shops, beauty shops, barber shops, bars, restaurant, meeting rooms, etc.
Motel or Motor Court	(a) One parking space for each sleeping room. (b) One parking space for manager. (c) One employee parking space for each eight (8) sleeping rooms. (d) Parking spaces required for other uses such as retail shops, beauty shops, barber shops, beauty barber shops, restaurant, meeting room, etc., if applicable under Section 5-5, 5-6 and 5-7.

Coral Gables Off-Street Parking Requirements, continued:

Coral Gables Minimum Off-Street Parking Requirements-By Use Table 2
Commercial Uses

One parking space required per square foot of gross building area shown below

100 square feet	200 square feet	300 square feet	350 square feet	400 square feet
Business Schools, Trade Schools, Vocational Schools.	Beauty Shops, Clinics, Medical & Dental outside the Central Business District, Medical & Dental Buildings outside the Central Business District, Post Office	Animal Hospitals, Cat Beauty Shops, Civic Clubs, Clinics, Medical & Dental in the Central Business District, Dry Cleaners, Laundries, Community Centers, Dog Beauty Shops, Fraternal Buildings, Libraries, Lodge Buildings, Medical & Dental Buildings in the Central Business District, Museums, Private Clubs, Union Halls, Veterinary Clinics	Banks, Business & Professional Offices outside the Central Business District, Dry Cleaners, Laundries, Savings Institutions, Self-service Laundries	Art Galleries, Artist Studios, Barber Shops, Business and Professional Offices in the Central Business District, Credit Unions, Finance Companies, Financial Institutions, Photo Galleries, Retail Shops, Sales Shops, Travel Agencies, Trust Companies

One and one-half (1½) parking spaces required per square foot of gross building floor area shown below

100 square feet	200 square feet
Outside Central Business District Bars, Delicatessens, Beer Gardens, Lunch Counters, Cafes, Restaurants, Cafeterias, Taverns, Cocktail Lounges	In the Central Business District Bars, Delicatessens, Beer Gardens, Lunch Counters, Cafes, Restaurants, Cafeterias, Taverns, Cocktail Lounges

Mixed-Uses: Off-street parking for mixed-uses shall be provided in accordance with Section 13-7(c).

Central Business District

(a) For determination of the Central Business District refer to Section 13-5(d) 1.

(b) Buildings not exceeding a F.A.R. of 1.25 located within the Central Business District and used for other than residential purposes are not required to provide off-street parking. (Section 13-5).

Off-Street Loading: Off-street loading spaces shall be provided in accordance with Section 13-9.

Coral Gables Minimum Off-Street Parking Requirements-By Use Table 3

Parking space requirements for uses based on the number of beds, seats, bowling alleys, assembly and dance floor area, etc. as follows:

Hospitals	Two (2) parking spaces for each bed.
Auditoriums and Assembly Halls	One parking space for each four (4) fixed seats plus one parking space for each forty (40) square feet of floor area where movable seats.

Convention Halls, Exhibition Halls, Gymnasiums, Skating Rinks, Stadiums, Sports Arena	One parking space for each five (5) spectator seats, or one parking space for each two-hundred (200) square feet of gross floor area, whichever is greater
Churches	One parking space for each five (5) fixed seats plus one parking space for each fifty (50) square feet of assembly room area not having fixed seats (not to include classrooms).
Funeral Chapels	One parking space for each four (4) fixed seats plus one parking space for each forty (40) square feet of floor area with movable seats, with a minimum of ten-thousand (10,000) square feet of parking area.
Theatres	One parking space for each four (4) fixed seats.
Motion Pictures	Four (4) parking spaces for each alley.
University Class room	One parking space for each ten (10) fixed or movable student seats.
Senior High School	One parking space for each ten (10) fixed or movable student seats plus one parking space for each classroom.
Junior High School	One parking space for each classroom plus one parking space for each two hundred (200) square feet of assembly area.
Elementary Schools	One parking space for each eight-hundred (800) square feet of gross building floor area.
Kindergarten	One parking space for each eight-hundred (800) square feet of gross building floor area.
Nurseries	One parking space for each one-hundred (100) square feet of dance floor area, plus one parking space for each six-hundred (600) square feet of gross building floor area.
Dance Halls	One parking space for each one-hundred (100) square feet of dance floor area.
Ballrooms	One parking space for each one-hundred (100) square feet of dance floor area.
Dormitories	One parking space for each one-hundred-fifty (150) square feet of floor area used for sleeping.
Fraternity Houses	
Sorority Houses	
Carr. Sales and Service	(a) One parking space for each three-hundred (300) sq. ft. of office space; (b) One parking space for each six-hundred (600) sq. ft. of showroom floor area; (c) One parking space for each five-hundred (500) sq. ft. of remaining gross floor area.
Convalescent Homes	One parking space for each staff member and one space for every three (3) residents (based upon the maximum number of residents permitted to reside therein).
Group Home	
Homes for the Aged	
Nursing Homes	
Rest Homes, Sanitariums	
Off-street loading	Off-street loading spaces shall be provided in accordance with Section 13-9.

Coral Gables Minimum Off-Street Parking Requirements-By Use Table 4

Industrial and Miscellaneous Uses

One parking space for each 300 square feet of office floor area plus one parking space for each 500 or 1,000 square feet of remaining gross building floor area as shown below:	
500 square feet	1,000 square feet
Automobile Repair Shop	Assembly Plants.
Paint and Body Shop	Boats, Display and Sales
	Baking Plants.
	Cannery Shop such as General, Plumbing, Electrical, Roofing etc.
	Distribution with Warehousing.
	Electronic Plants.
	Manufacturing Plants.
	Research Laboratories.
	Sign Painting Shops.
	Storage Establishments.
	Testing Laboratories.
	Tire and Recapping Shops.
	Upholstering Shops.
	Warehouse and Welding Shops.
	Wholesale Distributor with Warehousing.
Off-Street Loading	Off-street loading spaces shall be provided in accordance with Section 13-9.

Olympia, Washington Off-Street Parking Requirements:

Minimum parking requirements are exempted only for residential uses in the “Downtown Parking Exempt Area” along the waterfront. There is another area where a 10% reduction in the parking requirement is available, and outside the parking exempt area, for Urban Residential (UR), High Rise Multifamily (RM-H) Residential Mixed Use (RMU) and Commercial Services - High Density (CS-H) Zones, the residential parking requirement is reduced to one motor vehicle parking space per unit.

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
RESIDENTIAL			
Accessory Dwelling Unit	One (1) space per unit	None	None
Bed and Breakfast	One (1) space in addition to space(s) required for the residential unit.	One (1) per ten (10) rooms. Minimum of one (1).	None
Community Club Houses		None	One (1) per ten (10) auto stalls. Minimum of two (2).
Cottage Housing	One (1) space per unit or 1.5 space per unit if on-street parking is not available along street frontage (One (1) space per twenty (20) linear feet).	One per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	One per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).
Elder Care Home	One (1) space in addition to space(s) required for the residential unit.	Minimum of two (2).	Minimum of two (2).
Fraternities, Sororities and Dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, fraternity or sorority building.
Group Home	One (1) space for each staff member plus one (1) space for every five (5) residents. Additionally, one (1) space shall be provided for each vehicle used in connection with the facility.	One (1) per ten (10) staff members plus one (1) per thirty (30) residents. Minimum of one (1). Additional spaces may be required for conditional uses.	None
Home Occupations	None, except as specifically provided in this table.	None	None
Mobile Home Park	Two (2) spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots.	None	None
Multifamily Dwellings	Three or more units shall provide one and one-half (1.5) off-street parking spaces per dwelling unit.	One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) units. Minimum of two (2) per building.
Single Family to include Duplex and Townhouse.	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit.	None	None
Studio Apartments.	Apartments with one (1) room enclosing all activities shall provide one (1) off-street parking space per dwelling unit	None	One (1) per ten (10) units. Minimum of two (2) per building.

Olympia, Washington Off-Street Parking Requirements, continued:

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
COMMERCIAL (continued)			
Markets, Shopping Centers and Large Retail/Wholesale Outlets	Less than 15,000 sq. ft. = 3.5 spaces for each 1000 sq. ft. of gross floor area. 15,001 to 400,000 sq. ft. = 4 spaces for each 1000 sq. ft. of gross floor area. More than 400,001 sq. ft. = 4.5 spaces per 1000 sq. ft. of gross floor area.	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.
Medical and Dental Clinics	Four (4) spaces per 1000 sq. ft. of gross floor area.	One (1) per 10,000 square feet. Minimum of two (2).	One (1) per 10,000 square feet. Minimum of two (2) within fifty (50) feet of each customer entrance; plus an equal reserved area for adding spaces.
Ministorage	Three (3) spaces minimum or (1) space for every one hundred (100) storage units, and two (2) spaces for permanent on-site managers.	None	None
Mixed Uses	Shared parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable area (GLA) for each shop or business and does not include stairs, foyers, hallways, courts, maintenance areas, etc. See shared parking 18.38.180.	See individual use standards.	See individual use standards.
Mortuaries and Funeral Parlors	One (1) space per seventy-five (75) square feet of assembly area or thirteen (13) stalls per 1000 sq. ft.	One (1)	Two (2)
Offices, General	Gross floor area up to 2000 sq. ft. = One (1) space for each 250 sq. ft. Gross floor area between 2001 to 7500 sq. ft. = One (1) space for each 300 sq. ft. Gross floor area between 7501 to 40,000 sq. ft. = One (1) space for each 350 sq. ft. Gross floor area of 40001 and greater = One (1) space for each 400 sq. ft.	One (1) per ten thousand (10,000) square feet. Minimum of two (2).	One (1) per ten thousand (10,000) square feet; plus an equal reserved area for adding spaces. Minimum of two (2).

Offices, Government	3.5 spaces per one thousand (1000) sq. ft.	One (1) per five thousand (5,000) square feet. Minimum of two (2).	One (1) per five thousand (5,000) square feet; minimum of two (2); plus an equal reserved area for adding spaces.
Retail Uses	Three and a half (3.5) spaces per one thousand (1000) sq. ft.	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.
Service Station (mini-marts are retail uses)	Three and a half (3.5) spaces per one thousand (1000) sq. ft. g.f.a. or 1 space per 300 sq. ft.	None.	None.
Warehouse, Distribution	1 space for each thousand (1000) sq. ft. or 1 space for each employee.	One (1) per forty thousand (40,000) square feet or one (1) per forty (40) employees. Minimum of one (1).	None.
Warehouse Storage	Gross floor area of 0-10,000 sq. ft. = One (1) space for each one thousand (1000) sq. ft. Gross floor area between 10,001 - 20,000 sq. ft. = ten (10) spaces plus .75 space for each additional one thousand (1000) sq. ft. beyond ten thousand (10,000) sq. ft. Over 20,000 sq. ft. = eighteen (18) spaces plus .50 for each additional 1000 sq. ft. beyond 20,000 sq. ft. or 1 space for each employee.	One (1) plus one (1) for each eighty thousand (80,000) square feet above sixty-four thousand (64,000) square feet; or one (1) per forty (40) employees. Minimum of one (1).	None.

TABLE 38.01			
Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
COMMERCIAL			
Carpet and Furniture Showrooms	One and one-quarter (1.25) space per one thousand (1000) sq. ft. of gross showroom floor area. Each store shall have a minimum of four (4) spaces.	One per sixteen thousand (16,000) square feet of showroom floor area. Minimum of two (2).	One per eight thousand (8,000) square feet of showroom floor area. Minimum of two (2).
Child and Adult Day Care	One (1) space for each staff member plus 1 space for each ten (10) children/adults if adequate drop-off facilities are provided. Adequate drop-off facilities must allow a continuous flow of vehicles which can safely load and unload children/adults. Compliance with this requirement shall be determined by the review authority.		
Hotel and Motel	One (1) space for each room or suite and one (1) space per manager's unit. Hotel/motel banquet and meeting rooms shall provide six (6) spaces for each thousand (1000) square feet of seating area. Restaurants are figured separately.	One (1) per ten (10) rooms. Minimum of two (2).	One (1) per thousand (1,000) square feet of banquet and meeting room space. Minimum of two (2).

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
INDUSTRIAL			
Manufacturing	One (1) for each two (2) employees on the largest shift, with a minimum of two (2) spaces.	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
PLACES OF ASSEMBLY			
Passenger Terminal Facilities	One (1) space for each one hundred (100) square feet of public floor area or ten (10) spaces per thousand (1000) sq. ft.	Minimum of ten (10)	Minimum of ten (10)
Place of Worship	One (1) space per four (4) seats. When individual seats are not provided, one (1) space for each six (6) feet of bench or other seating. The Site Plan Review Committee may use a ratio of six (6) stalls/1000 sq. ft. of assembly area where seats or pews are not provided or when circumstances warrant increased parking; e.g. large regional congregations which attract a large congregation or one which has multiple functions. See shared parking 18.38.180.	One (1) per 10,000 square feet of gross floor area.	One (1) per 160 seats or 140 linear feet of bench or other seating; and one (1) per 6,000 square feet of assembly area without fixed seats. Minimum of four (4).
Private Clubs or Lodges (does not include health clubs or retail warehouse)	Six (6) spaces per thousand (1000) sq. ft.	One (1) per 6,000 square feet. Minimum of one (1).	One (1) per 6,000 square feet. Minimum of two (2).
Theater and Auditorium	One (1) space for each four and a half (4.5) fixed seats. If the theater or auditorium is a component of a larger commercial development the above parking standard may be modified to account for shared parking as provided in Section 18.38.180 of this Code.	One (1) per 450 fixed seats. Minimum of one (1).	One (1) per 110 fixed seats. Minimum of four (4).
Theater and Auditorium without fixed seats	One (1) space for each three (3) permitted occupants. Maximum building occupancy is determined by the Fire Marshal.	One (1) per 300 permitted occupants. Minimum of one (1).	One (1) per 75 permitted occupants. Minimum of four (4).

Olympia, Washington Off-Street Parking Requirements, continued:

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
INSTITUTIONAL			
Beauty Salons/Barber Shops, Laundromats/Dry Cleaners, and Personal Services		One per six thousand (6,000) square feet. Minimum of one (1).	One per three thousand (3,000) square feet. Minimum of two (2).
Educational Facilities (to include business, vocational, universities, and other school facilities).		One (1) per five (5) auto spaces. Minimum of two (2).	One (1) per five (5) auto spaces. Minimum of four (4).
Elementary and Middle School	One (1) stall per twelve (12) students of design capacity.	One (1) per classroom.	Three (3) per classroom.
Farmers Market		None	One (1) per ten (10) auto stalls. Minimum of ten (10).
High School	One (1) space per classroom and office, plus one (1) space for each four (4) students that are normally enrolled and are of legal driving age. Public assembly areas, such as auditoriums, stadiums, etc. that are primary uses may be considered a separate use.	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of two (2).	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of four (4).
Hospitals, Sanatoriums, Nursing Homes, Congregate Care, Res. Homes, Hospice Care Home and Mental Health Facilities.	One (1) for each two (2) regular beds, plus one (1) stall for every two (2) regular employees on the largest shift.	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).
Libraries and Museums	One (1) space per three hundred (300) square feet of public floor area or 3.3 spaces per thousand (1000) sq. ft. Six (6) stalls either on-site or on-street directly adjacent to the property. The Site Plan Review Committee may allow previous-type parking surfaces.	One (1) per six thousand (6,000) square feet of public floor area. Minimum of two (2).	One (1) per one thousand five hundred (1,500) square feet of public floor area. Minimum of four (4).
Mairnos		Minimum of four (4).	One (1) per ten (10) auto stalls. Minimum of four (4).
Other Facilities Not Listed		None	One (1) per twenty-five (25) auto stalls. Minimum of two (2).
Park-N-Ride Lots and Public (Parking) Garages		One (1) per fifteen (15) auto stalls. Minimum of four (4).	Two (2).
Parks		None	One (1) per five (5) auto stalls. Minimum of four (4).
Transit Centers		Ten (10).	Ten (10).

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
RECREATION/AMUSEMENT			
Bowling Alleys	Five (5) spaces for each alley.	One (1) per twelve (12) alleys. Minimum of one (1).	One (1) per four (4) alleys. Minimum of four (4).
Health Club	Four (4) spaces for each thousand (1000) sq. ft.	One (1) per 5,000 square feet. Minimum of one (1).	One (1) per 2,500 square feet. Minimum of four (4).
Skating Rinks and Other Commercial Recreation	Five (5) spaces per thousand (1000) sq. ft.	One (1) per 8,000 square feet. Minimum of one (1).	One (1) per 4,000 square feet. Minimum of four (4).

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
RESTAURANT			
Cafes, Bars and other drinking and eating establishments.	Ten (10) spaces per thousand (1000) sq. ft.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).
Car Hop	One (1) for each fifteen (15) square feet of gross floor area.	One per 300 square feet; minimum of one (1).	One per 150 square feet; minimum of one (1).
Fast Food	Ten (10) spaces per thousand (1000) square feet plus one (1) lane for each drive-up window with stacking space for six (6) vehicles before the menu board.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).

(Ord. 6459, §2, 2007; Ord. 6323 §7, 2004; Ord. 6229 §3, 2002; Ord. 5907 §3, 1999; Ord. 5714 §19, 1997; Ord. 5539 §8, 1995; Ord. 5517 §1, 1995).

Spokane, Washington Off-Street Parking Requirements:

Table 17C.230-1 Minimum Required and Maximum Allowed Parking Spaces by Zone [1]		
Zone	Specific Uses	Requirement
RA, RSF, RTF, RMF and RHD	All Land Uses	Minimum and maximum standards are shown in Table 17C.230-2 .
O, OR, NR, NMU, CB, GC and Industrial	All Land Uses	Minimum and maximum standards are shown in Table 17C.230-2 .
CC1, CC2 and CC3 [2]	Nonresidential	Minimum ratio is 1 stall per 1,000 gross square feet of floor area. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	Minimum ratio is 1 stall per 1,000 gross square feet of floor area or a minimum of 1 stall per dwelling unit, whichever is less. Maximum ratio is the same as for nonresidential uses.
CC4 [2]	Nonresidential	Minimum ratio is 2 stalls per 1,000 gross square feet of floor area. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	Minimum ratio is 1 stall per 1,000 gross square feet of floor area or a minimum of 1 stall per dwelling unit, whichever is less. Maximum ratio is the same as for nonresidential uses.
All CBD Zones	All Land Uses	As found in SMC 11.19.192(D) .

[1] Standards in a plan district or overlay zone may supersede the standards of this table.
[2] See exceptions in [SMC 17C.230.130](#), CC Zone Parking Exceptions.

Date Passed: Monday, May 8, 2006

Effective Date: Wednesday, June 14, 2006

ORD C33832 Section 11

Table 17C.230-2 Parking Spaces by Use (Refer to Table 17C.230-1 for standards for different zoning categories.) CB or Conditional Use			
Use Categories	Specific Uses	Minimum Parking	Maximum Parking
Residential Categories			
Group Living		1 per 4 residents	None
Residential Household Living		1 per unit plus 1 per bedroom after 3 bedrooms, 1 per 400 sq. ft. of floor area	None
Commercial Categories			
Adult Business		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation		20 per acre of site	20 per acre of site
Commercial Parking		Not applicable	None
Drive-through Facility		Not applicable	None
Major Event Entertainment		1 per 5 seats or per 100 sq. ft. of floor area	1 per 5 seats or per 100 sq. ft. of floor area
Office	General Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Medical/Dental Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Quick Vehicle Servicing		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Services, Repair-Oriented	1 per 300 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Restaurants and Bars	1 per 200 sq. ft. of floor area	1 per 100 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar. Continuous entertainment such as amusements and bowling alleys.	1 per 300 sq. ft. of floor area	1 per 100 sq. ft. of floor area
	Temporary Lodging	1 per rentable room; for associated uses such as restaurants, see above	1.5 per rentable room; for associated uses such as restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area	1 per 2.7 seats or 1 per 4 feet of bench area
Freight Storage Facilities		Same as Warehouse and Freight Movement	Same as Warehouse and Freight Movement
Vehicle Repair		1 per 750 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Industrial Categories			
Industrial Service, Railroad Yards, Wholesale Sales		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Manufacturing and Production		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement		1 per 1,000 sq. ft. of floor area for the first 2,500 sq. ft. of floor area and then 1 per 2,500 sq. ft. of floor area thereafter	1 per 200 sq. ft. of floor area
Waste-related		Per 100 sq. ft.	Per 100 sq. ft.
Institutional Categories			
Bank Offices		None	None
Cabage		1 per 600 sq. ft. of floor area exclusive of dormitories, plus 1 per 4 dorm rooms	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.8 dorm rooms
Community Service		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Courtesy		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Medical Centers		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Parks and Open Areas		Per 100 sq. ft. for active areas	Per 100 sq. ft. for active areas
Religious Institutions		1 per 100 sq. ft. of main assembly area	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	1 per classroom	1.5 per classroom
	High School	7 per classroom	10.5 per classroom
Other Categories			
Agriculture		None, or per 100 sq. ft.	None, or per 100 sq. ft.
Aviation and Surface Passenger Terminals		Per 100 sq. ft.	Per 100 sq. ft.
Detention Facilities		Per 100 sq. ft.	Per 100 sq. ft.
Essential Public Facilities		Per 100 sq. ft.	Per 100 sq. ft.
Wireless Communication Facilities		None, or per 100 sq. ft.	None, or per 100 sq. ft.
Rail Lines and Utility Corridors		None	None

Date Passed: Monday, May 8, 2006

Effective Date: Wednesday, June 14, 2006

ORD C33832 Section 12

Fort Pierce, Florida Off-Street Parking Requirements:

Type of Use		Off-Street Parking Requirement
(1)	<i>Residential.</i>	
a.	<i>Single-family dwellings, including mobile homes, and duplexes</i>	<i>Two spaces for each dwelling unit</i>
b.	<i>Triplexes, quadraplexes and multifamily housing developments</i>	<i>1.5 spaces for each dwelling unit</i>
c.	<i>Public housing for the elderly, notwithstanding other residential parking standards</i>	<i>.5 spaces for each dwelling unit</i>
d.	<i>Boarding houses</i>	<i>One space for each bedroom</i>
e.	<i>Mobile home parks</i>	<i>Two spaces for each dwelling unit</i>
(2)	<i>Commercial.</i>	
a.	<i>Retail sales establishments</i>	
1.	<i>Furniture stores</i>	<i>One space for each 1700 square feet of gross floor area</i>
2.	<i>Restaurants and bars, except fast food restaurants</i>	<i>One space for each 100 square feet of gross floor area</i>
3.	<i>Fast food restaurants</i>	<i>One space for each 75 square feet of gross floor area</i>
4.	<i>Other retail establishments, which do not exceed 50,000 square feet of gross floor area</i>	<i>One space for each 200 square feet of gross floor area</i>
5.	<i>Other retail establishments, which exceed 50,000 square feet of gross floor area</i>	<i>One space for each 250 square feet of gross floor area</i>
b.	<i>Motels, hotels and resort hotels</i>	<i>One space for the first sleeping area within a sleeping unit plus .5 parking spaces for each additional sleeping area within a sleeping unit plus one parking space per 250 square feet of gross floor area for accessory uses open to the general public</i>
c.	<i>Personal service establishment</i>	<i>One space for each 200 square feet of gross floor area</i>
d.	<i>Repair service establishments</i>	<i>One space for each 200 square feet of gross floor area</i>
e.	<i>Finance, insurance and real estate service establishments</i>	<i>One space for each 300 square feet of gross floor area</i>
f.	<i>Business service establishments</i>	<i>One space for each 300 square feet of gross floor area</i>
g.	<i>Communication service establishments</i>	<i>One space for each 400 square feet of gross floor area</i>
h.	<i>Professional service establishments, except hospitals</i>	

		1.	Medical and dental offices	One space for each 200 square feet of gross floor area
		2.	Other	One space for each 300 square feet of gross floor area
	i.	Contract construction service establishments		One space for each 300 square feet of gross floor area
	j.	Bus depots		One space for each 200 square feet of gross floor area
	k.	Shopping centers, which do not exceed 50,000 square feet of gross floor area		One space for each 200 square feet of gross floor area
	l.	Shopping centers, which exceed 50,000 square feet of gross floor area		One space for each 250 square feet of gross floor area
(3)	Other.			
	a.	Manufacturing, wholesale trade and warehouse establishments		One space for each 600 square feet of gross floor area
	b.	Public and semi-public offices		One space for each 300 square feet of gross floor area
	c.	Indoor amusement, entertainment or recreation establishments		One space for each 200 square feet of gross floor area
	d.	Places of public assembly, including theaters		One space for each 20 square feet of assembly area
	e.	Elementary schools, junior high schools and day-care centers		Two spaces per classroom
	f.	Other schools except colleges and universities		Eight spaces per classroom
	g.	Museums and libraries		One space for each 300 square feet of gross floor area
	h.	Hospitals		1.5 spaces per bed
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities		One space per each three beds
	j.	Recreational vehicle parks		One space per recreational vehicle space plus one space for each 300 square feet of gross floor area devoted to offices
	k.	College dormitory		One space per 3.5 beds
	l.	Churches		One space for every 3 seats in fixed seating facility and one space per 40 square feet of actual assembly area for non-fixed seating facility