

21.45.080 Off-street parking requirements.**A. ~~General provisions applicability.~~**

- ~~1. In all districts where off-street parking is required, the requirements set forth in this section shall be met and satisfactorily maintained.~~
- ~~2. Off-street parking shall be required for any new building on which construction is started after October 26, 1999.~~
- ~~3. Any property against which local improvement assessments have been levied for the construction of public off-street parking shall be exempted from providing and maintaining one space for each 100 square feet of property so assessed.~~
- ~~4. Parking areas in the PLI district shall conform to the requirements of this title unless a variance to the parking requirements is granted by the administrative official in accordance with Section 21.40.020.~~
- ~~5. Off-street parking shall be required for any addition or enlargement of an existing building, and for any change in the occupancy of any building that would result in additional parking space being required. The number of required parking spaces shall be that specified in this title unless it is demonstrated to the administrative official and the traffic engineer that the addition or enlargement of the existing building, or the change in the occupancy of any proposed building, will not:

 - ~~a. increase the parking demand, and~~
 - ~~b. will not reduce the total number of preexisting required parking spaces, and~~
 - ~~c. the amount of the proposed off-street parking is within 90 percent of the total otherwise required for all the proposed uses and structures, including the addition or enlargement of the existing building.~~~~
- ~~6. The administrative official shall issue a written waiver or denial of the waiver application within 30 days of receiving an application. Applicants denied relief under subsection 5 may appeal the decision to the zoning board of examiners and appeals. The board shall not deviate from or alter the required formula under subsection 5.~~
- ~~7. Required off-street loading space shall not be included as off-street parking space in computation of required off-street parking space.~~

B. *Dwellings and apartment buildings.***1. *Single-family dwellings.***

- ~~a. Two parking spaces are required for each dwelling unit up to 1,800 square feet.~~
- ~~b. Three parking spaces are required for each dwelling unit over 1,800 square feet, including any unfinished area which may be converted to living area.~~

2. *Multifamily dwellings.*

- ~~a. One and one-fourth parking spaces are required for each efficiency unit.~~
- ~~b. One and one-half parking spaces are required for each one-bedroom unit.~~
- ~~c. One and one-half parking spaces are required for each two-bedroom unit, 800 square feet or less.~~
- ~~d. One and three-fourths parking spaces are required for each two-bedroom unit, over 800 square feet.~~
- ~~e. One and three-fourths parking spaces are required for each three-bedroom unit, 900 square feet or less.~~
- ~~f. Two and one-half parking spaces are required for each three-bedroom unit, over 900 square feet.~~

C. *Roominghouses and boardinghouses.* One parking space is required for every two guestrooms.**D. *Hotels.* One parking space is required for every guestroom. The total number of required parking spaces for hotels need not exceed this amount.****E. *Motels.* One parking space is required for every guestroom.**

Auditoriums, churches, synagogues, dancehalls, exhibition halls, skating rinks, theaters and other places of public assembly.

1. One parking space is required for every four seats in the principal auditorium or assembly room.
2. Parking space requirements for auditoriums and assembly rooms without fixed seating shall be based on the ratio set out in subsection 1 of this subsection computed on the maximum capacity under the provisions of the Uniform Building Code.

G. Health care facilities, hospitals and health services.

1. *Hospitals.* One parking space is required for every two beds, based on maximum capacity.
2. *Health services.* One parking space is required for every 250 square feet of gross building area.
3. *Health care facilities except hospitals.* One parking space is required for every four beds, based upon maximum capacity.
4. *Facilities for elderly, disabled and handicapped.* The area set aside for off-street parking shall be in compliance with subsection 3 of this subsection; provided that, if the facility is used exclusively for the housing of the elderly, disabled or handicapped, the zoning board of examiners and appeals may allow a portion of the area reserved for off-street parking to be landscaped if the board finds that the landscaping is suitable and is in the best interests of the residents of the neighborhood.

H. Shopping centers.

1. *Generally.* Overall parking indices are as follows, except as modified under subsections 3 through 6 of this subsection:
 - a. For centers having a gross leasable area of 25,000 to 400,000 square feet: 4.0 spaces per 1,000 square feet of gross leasable area.
 - b. For centers having a gross leasable area from 400,000 to 600,000 square feet: From 4.0 to 5.0 spaces per 1,000 square feet of gross leasable area, with the number of spaces calculated in linear progression between 400,000 and 600,000 square feet of gross leasable area.
 - c. For centers having a gross leasable area of over 600,000 square feet: 5.0 spaces per 1,000 square feet of gross leasable area.
2. *"Gross leasable area" defined.* For purposes of this subsection, gross leasable area shall include the gross square footage leased to tenants within the shopping center, but shall not include common areas, administration offices, storage, equipment rooms, common bathrooms, hallways or other areas not included within the leased premises.
3. *Offices.* Office space in shopping centers amounting up to ten percent of the total gross leasable area can be accommodated without providing parking spaces in addition to that required by the application of the overall parking indices, described under subsection 1 of this subsection. Calculations to determine the amount of parking for office uses which are in excess of ten percent of the total gross leasable area of the shopping center shall be based on the increment of office space in excess of the permitted ten percent threshold, and shall be determined by the following formula:

$$\frac{\text{GLA of Office Space} - \text{GLA of (10\% x retail space)}}{350 \text{ square feet}}$$

4. *Cinemas.* Shopping centers with 100,000 to 200,000 square feet of gross leasable area having cinemas with up to 450 seats, and centers with over 200,000 square feet of gross leasable area having cinemas with up to 750 seats, can be accommodated without providing parking spaces in addition to those imposed by the overall parking indices. Cinemas having more than this number of seats, or cinemas located at centers of less than 100,000 square feet of gross leasable area, require three additional parking spaces per 100 seats.
5. *Food services.* Where food services occupy up to ten percent of the total gross leasable area of shopping centers with 100,000 square feet or less, or up to five percent of the total gross leasable area of shopping centers larger than 100,000 square feet, the parking requirements, in addition to the overall parking indices, are as follows:
 - a. A shopping center with more than 25,000 and less than 100,000 square feet of total gross leasable area requires an additional ten parking spaces per 1,000 square feet of food service tenant area.

b. A shopping center having 100,000 but no more than 200,000 square feet of total gross leasable area requires an additional 6.0 parking spaces per 1,000 square feet of food service tenant area.

c. A shopping center having 200,000 but no more than 600,000 square feet of total gross leasable area requires no additional parking spaces for food services.

d. A shopping center with over 600,000 square feet of gross leasable area can reduce the parking required by the overall parking indices by four spaces per 1,000 square feet of gross leasable area devoted to food services.

6. *Reduction of requirements when bus passenger spaces are provided.* For every space provided for transit bus passenger boarding and alighting approved by the traffic engineer, the parking space requirement is reduced by 30 spaces.

I. *Food stores and grocery stores.*

1. For a gross building area of 4,000 square feet and less, one parking space is required for each 300 square feet.
2. For a gross building area of 4,001 square feet and more, one parking space is required for each 200 square feet.

J. *Repairing garages and gasoline service stations.* Four parking spaces are required for each bay, provided that all vehicles in the custody of the operator of the business for the purpose of service, repair or storage shall be stored on the premises or on a separate off-street parking lot or building.

K. *Restaurant, bars, lounges and nightclubs.* One parking is required space for every three seats. Parking space requirements for such facilities without fixed seating shall be based on maximum capacity under the provisions of the Uniform Building Code.

L. *Bowling alleys.* Four parking spaces are required for each bowling lane.

M. *Other retail establishments.* One parking space is required for every 300 square feet of gross building area.

N. *Offices.* One parking space is required for every 300 square feet of gross building area.

O. *Warehouse and storage buildings.* One parking space is required for every 1,000 square feet of gross building area.

P. *Industrial and manufacturing establishments.* One parking space is required for every 400 square feet of gross building area, or one parking space for every employee for that work shift having the greatest number of employees, whichever results in the larger number of parking spaces.

Q. *Ministorage buildings.* One parking stall is required for each ten units.

R. *Schools.*

1. *Elementary, including public and private schools.* One parking space for every 50 square feet of floor area in the multipurpose room.
2. *Junior high and high schools.* One parking space is required for every six seats in the main auditorium or assembly room, or three parking spaces for every classroom plus one parking space for each staff member or employee, whichever is greater.
3. *Colleges, universities or business colleges.* One parking space is required for every 300 square feet of enclosed floorspace, or one parking space for every three classroom seats, whichever is greater.

S. *Gymnasiums and health clubs.* One parking space is required for every 300 square feet of gross floor area.

T. *Banks and drive-through banks.* One parking space is required for every 300 square feet of gross floor area.

U. *Child care.*

1. *Family care.* No additional parking is required above the dwelling requirement.
2. *Family residential care.* One space above the dwelling requirement is required for establishments with more than five children.
3. *Preschool, day care or child care facility, 24-hour.* One space is required per 400 square feet gross building

area, and one additional space, reserved for pickup and delivery of children, per 800 square feet of gross building area.

V. *Other uses.* In the case of a use not specifically identified in this section, off-street parking facilities shall be the same as the use described in this section which is most similar. In the case of mixed uses, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. The total number of parking spaces may be reduced by the administrative official if it is demonstrated that a reduction in spaces is appropriate based upon the expected parking needs of the mixed uses and if spillover parking is avoided. The applicant shall prepare a parking evaluation in a form and manner prescribed by the administrative official to justify such reductions.

W. *Standards for parking spaces; parking area design.* Parking spaces provided in accordance with the requirements of this section shall meet the following standards:

1. *Location.* All required parking spaces shall be on the same lot as the main building served or on an abutting lot, provided that the zoning district in which the lot is located allows for off-street parking as a permitted principal use, or as a conditional use. Such abutting lot shall be under the same ownership as that of the building to be served, or there shall be a parking agreement, approved by the municipality, which provides for parking requirements for the life of the occupancy.
2. *Excess parking.* Any excess parking spaces provided may be on the same lot as the building served, on abutting or contiguous lots, or any lot within 300 feet, provided that the zoning district in which the lot is located allows for off-street parking as a permitted principal use, or as a conditional use.
3. *Joint use.* A single parking area may be used to serve more than one establishment, provided that:
 - a. The applicant shall show that the principal operating hours of the structures, buildings or uses for which the joint use of parking facilities is proposed do not overlap.
 - b. The parties involved in the joint use of off-street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the administrative official as to form and content. An agreement for joint parking facilities shall be for the life of the occupancy of the building, and shall provide for the maintenance of jointly used parking facilities. The administrative official may impose such conditions of approval as may be necessary to ensure the adequacy of parking in areas affected by such an agreement.
 - c. The applicant shall demonstrate that the reduced parking requirement allowed through a joint parking agreement will not result in the spillover of parking onto other properties.
4. *Design.*
 - a. No wall, post, guardrail or other obstruction that would restrict car door opening shall be permitted within five feet of the centerline of a parking space. Adequate ingress to and egress from each parking space shall be provided without backing more than 25 feet.
 - b. All parking, except that which serves single-family and duplex residences, shall be so arranged that ingress and egress are possible without backing over a sidewalk or sidewalk area, or onto a street of collector or larger designation.
 - c. Turning and maneuvering space, except that which serves single-family and duplex residences, shall be located entirely on private property, provided that the usable portion of an alley may be credited as aisle space subject to safety approval by the traffic engineer.
 - d. All parking layout plans and site plans are subject to review by the traffic engineer to ensure that provisions have been made for minimum interference with street traffic flow and safe interior vehicular and pedestrian circulation, transit and parking.
 - e. All parking areas in nonresidential use districts and parking areas which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public streets and to residents of adjoining property.
 - f. Refuse containers located within or on the same pavement as the parking area shall be screened by a wall, fence or landscaping constructed in accordance with criteria established by the refuse collection agency, unless such containers are located on a lot used for a single- or two-family dwelling.
 - g. Required parking areas serving a lot, whether located on that same lot or on an adjacent lot, may be connected by means of a common access driveway within or between the interior of such lots. An

agreement between the lot owner and the municipality providing for the owner to maintain such access shall be recorded.

h. Ingress and egress to parking facilities shall be designed to maintain adequate sight distance and safety, and as prescribed in municipal driveway standards.

i. A secured wheel bumper, not less than six inches in height, which will ensure that vehicles are parked within designated stall dimensions, near the property line, shall be provided in order to prevent vehicles from encroaching on pedestrian, bicycle or traffic routes. This requirement shall not apply to single- or two-family uses, and shall not be required when a fence or other barrier-type landscaping is provided along the property line of the parking area.

j. Uses of land and structures requiring a drive-through shall provide sufficient queuing space within the site to avoid vehicles waiting within the public right-of-way. Such uses shall demonstrate to the traffic engineer that sufficient in-line waiting spaces are provided as part of the parking plan to avoid encroachment into the public rights-of-way.

5. *Regulation of parking space use.* The providers of required off-street parking spaces may reasonably control the users thereof by means which may include but are not limited to restricting all parking to the users of the facility; parking lot attendants control gates; tow-away areas; areas for exclusive use by employees, tenants or staff; areas restricted for use by customers or visitors; and imposing reasonable time limitations on users other than tenants, employees or staff. Direct charges may be made to users who exceed minimum time limits. The traffic department may review all methods of control and may disapprove of any restriction which adversely affects the purpose of this section.

6. *Landscaping.* The perimeter of a parking area, except a parking area serving only a single-family, two-family or three-family dwelling, adjoining a lot in a residential district shall utilize the following schedule:

a. Institutional, commercial or industrial uses adjoining a residential district: Buffer landscaping or a screening structure and visual enhancement landscaping.

b. Residential uses adjoining a residential district: Visual enhancement landscaping or a screening structure and an area landscaped equal to five percent of the parking area and appurtenant drives.

7. *Paving.* The off-street parking area, including all points of ingress and egress, shall be constructed in accordance with the following standards:

a. A parking area related to any use within an urban or suburban use district, as defined in Section 21.85.020, shall be paved with a concrete or asphalt compound to standards prescribed by the traffic engineer.

b. A parking area related to any use within a rural use district, as defined in Section 21.85.020, shall be paved with a concrete or asphalt compound to standards prescribed by the traffic engineer or shall be covered with a layer of crushed rock of no more than one inch in diameter to a minimum depth of three inches.

8. *Accessible parking requirements.* Accessible parking requirements for commercial, industrial, public and institutional uses are as follows:

TABLE INSET:

Total Car Spaces In Parking Lot	Minimum Car Accessible Spaces	Minimum Van Accessible Spaces	Total Accessible Parking Spaces, Required Minimum
1-25	0	1	1
26-50	1	1	2
51-75	2	1	3
76-100	3	1	4
101-150	4	1	5
151-200	5	1	6
200-300	6	1	7
301-400	7	1	8
401-500	8	1	9
501-549	9	1	10
550-599	10	1	11
600-649	11	1	12

650-699	12	1	13
700-749	13	1	14
750-799	14	1	15
800-849	14	2	16
850-899	15	2	17
900-949	16	2	18
950-999	17	2	19
1,000-1,099	18	2	20
1,100-1,199	19	2	21
1,200-1,299	20	2	22
1,300-1,399	21	2	23
1,400-1,499	21	3	24
1,500-1,599	22	3	25
1,600-1,699	23	3	26
1,700-1,799	23	3	27
1,800-1,899	25	3	28
1,900-1,999	26	3	29
2,000-2,099	27	3	30
2,100-2,199	28	3	31
2,200-2,299	28	4	32
2,300-2,399	29	4	33
2,400-2,499	30	4	34
2,500-2,599	31	4	35
2,600+	Total accessible spaces minus total van spaces	1 per each 5 accessible spaces	20 plus 1 for each 100 over 1,000 total car spaces

Accessible car spaces shall be at least eight feet wide with an access aisle at least five feet wide abutting the space. One in every eight accessible car spaces shall have an abutting aisle eight feet in width. Accessible car space access aisles shall be part of an accessible route to the building or facility entrance as specified in chapter 28, Code of Federal Regulations, part 36, appendix a to part 36, paragraph 4.3, Accessible Routes. Two accessible car spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Accessible car spaces and access aisles shall be level with surface slopes not exceeding one to 50 in all directions.

Accessible car spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. The accessible route of travel shall not pass behind parking spaces. In parking facilities that do not serve a particular building, accessible car spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible car spaces shall be dispersed and located closest to the accessible entrances.

Accessible car spaces shall be designated as reserved by a sign showing the symbol of accessibility. Van-accessible spaces shall have an additional sign reading "Van-Accessible" mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

Regulations may be promulgated under Chapter 3.40 to implement the requirements of Americans with Disabilities Act of 1991 as it may be amended or interpreted by federal regulation.

9. *Parking angle space dimensions.*

a. Except as provided in subsection b of this subsection, the parking configuration stated in table 1 of this subsection shall apply to all required off-street parking:

TABLE 1

TABLE INSET:

A	B	C	D	E	F	G
Parking	Stall	Stall to	Aisle	Aisle	Curb	Overhang

Angle	Width	Curb	Width 1-way	Width 2-way	Length	
0°	9.0	9.0	12.0	24	23.0	0
	9.5	9.5	12.0	24	23.0	
	10.0	10.0	12.0	24	23.0	
20°	9.0	15.0	12.0	24	26.3	0.7
	9.5	15.5	12.0	24	27.8	
	10.0	15.9	12.0	24	29.2	
30°	9.0	17.3	12.0	24	18.0	1.0
	9.5	17.8	12.0	24	19.0	
	10.0	18.2	12.0	24	20.0	
40°	9.0	19.1	12.0	24	14.0	1.3
	9.5	19.5	12.0	24	14.8	
	10.0	19.9	12.0	24	15.6	
45°	9.0	19.8	12.0	24	12.7	1.4
	9.5	20.1	12.0	24	13.4	
	10.0	20.5	12.0	24	14.1	
50°	9.0	20.4	12.0	24	11.7	1.5
	9.5	20.7	12.0	24	12.4	
	10.0	21.0	12.0	24	13.1	
60°	9.0	21.0	18.0	24	10.4	1.7
	9.5	21.2	18.0	24	11.0	
	10.0	21.6	18.0	24	11.5	
70°	9.0	21.0	19.0	24	9.6	1.9
	9.5	21.2	18.5	24	10.1	
	10.0	21.2	18.0	24	10.6	
80°	9.0	20.3	22.0	24	9.1	2.0
	9.5	20.4	21.0	24	9.6	
	10.0	20.5	22.0	24	10.2	
90°	9.0	20.0	23.0	24	9.0	2.0
	9.5	20.0	22.0	24	9.5	
	10.0	20.0	22.0	24	10.0	

All dimensions are to the nearest tenth of a foot.

b. Permanent parking provided on an alternative site plan approved pursuant to Section 21.45.140.D.2 or E may either:

- (1) Employ the parking configuration stated in table 2; or
- (2) Employ the parking configuration stated in table 3 if the area is used exclusively for employee parking for periods in excess of four consecutive hours and no more than 20 percent of the total number of spaces is designed for compact cars.

TABLE 2

TABLE INSET:

Parking Angle (C)	Stall Width (A)	Vehicle Projection (B)	Aisle Width (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
45°	8' 4"	17' 4"	12' 3"	46' 11"	2' 0"	2' 0"

45°	8' 4"	18' 0"	12' 9"	48' 9"	1' 10"	2' 1"
60°	8' 4"	18' 10"	14' 3"	51' 11"	1' 4"	2' 3"
70°	8' 4"	18' 2"	18' 1"	64' 5"	0' 10"	2' 5"
75°	8' 4"	18' 0"	17' 6"	58' 6"	0' 8"	2' 8"
90°	8' 4"	18' 0"	22' 6"	58' 6"	-	2' 8"

*Assumes two-way traffic flow.

TABLE 3

TABLE INSET:

Parking Angle (D)	Stall Type	Stall Width (A)	Vehicle Projection (B)	Aisle Width (C)	Typical Module (D)	Interlock Projection (E)	Overhang (F)
45°	CO	7' 7"	15' 2"	10' 9"	41' 1"	1' 6"	1' 8"
	STD	8' 4"	18' 4"	13' 0"	49' 8"	2' 0"	2' 3"
60°	CO	7' 7"	15' 8"	11' 2"	42' 6"	1' 4"	1' 7"
	STD	8' 4"	18' 2"	13' 8"	51' 0"	2' 0"	2' 4"
60°	CO	7' 7"	18' 4"	12' 8"	45' 2"	1' 0"	1' 8"
	STD	8' 4"	20' 0"	15' 0"	53' 0"	1' 6"	2' 0"
70°	CO	7' 7"	18' 5"	14' 1"	48' 11"	0' 8"	1' 10"
	STD	8' 4"	20' 4"	17' 0"	57' 8"	1' 0"	2' 8"
75°	CO	7' 7"	18' 6"	18' 4"	48' 11"	0' 6"	1' 10"
	STD	8' 4"	20' 2"	18' 0"	58' 4"	0' 9"	2' 9"
90°	CO	7' 7"	15' 6"	19' 0"	50' 0"	-	2' 0"
	STD	8' 4"	19' 0"	23' 0"	61' 0"	-	3' 0"

CO: Compact car.

STD: Standard car.

*Assumes two-way traffic flow.

c. The spatial relationships described in tables 1, 2 and 3 of this subsection shall be calculated in the manner depicted in the following diagram:

ADD FIGURE page 21.45-21

10. Landscaping for parking lots with 15 or more spaces.

a. Visual enhancement landscaping shall be planted on the perimeter of the parking area adjoining a lot line or a screening structure shall be placed on the perimeter of the parking area adjoining a lot line and an area equal to at least five percent of the surface of the parking area including appurtenant driveways shall be devoted to visual enhancement landscaping, except:

- (1) At vehicular and pedestrian ingress and egress points; and
- (2) Adjacent to lots being developed under a common development plan, where the director of community planning and development waives the requirement.

b. The parking area shall be separated from any building on the same lot by a sidewalk or landscaped area, or both, at least four feet wide.

c. In addition to the landscaping required under subsections a and b of this subsection, visual enhancement landscaping shall be planted within the interior of a parking area containing more than 60 spaces. The area devoted to visual enhancement landscaping shall equal at least five percent of the surface of the parking area, including appurtenant driveways.

d. Parked vehicles may overhang landscaped areas by up to two feet, provided:

- (1) The overhang is limited by curbs or wheel stops; and
- (2) The landscaped area beyond the overhang is at least six feet wide.

e. All landscaping shall be maintained by the property owner or his designee.

11. *Landscaping for parking structures.*

a. Visual enhancement landscaping shall be planted around the perimeter of the parking structure, except:

- (1) At vehicular and pedestrian ingress and egress points; and
- (2) Where the structure abuts an alley right-of-way.

b. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

c. All landscaping shall be maintained by the property owner or his designee.

X. *Adjustment of parking requirements.*

1. *Application for permit.* Any person may apply for a permit to reduce the number of off-street parking spaces required by this section for a site that is dedicated to one or more nonresidential uses that include at least 100 employees or tenants at that site. An application shall be submitted to the administrative official and shall be complete only if it is made in a form prescribed by the traffic engineer, and is accompanied by the applicable fee and by a parking management plan that includes:

- a. The number of off-street parking spaces to be provided on the site;
- b. A site plan that shows the open space reserved on the site for off-street parking use if a permit for reduced parking is either denied, revoked, suspended or not renewed. Such open space shall be in addition to yard, setbacks, driveways, parking, loading and service areas and other open space areas otherwise required by this Code;
- c. A description of all types of existing and proposed transportation alternatives available for the site, including their times of operation, cost, implementation and administration, and the means by which the applicant intends to encourage their use in lieu of privately operated motor vehicles; and
- d. An explanation of how the applicant will meet the standards for approval stated in subsection 2 of this subsection.

2. *Standards for approval.* The administrative official shall grant a permit to reduce the number of off-street parking spaces required by this section if the applicant demonstrates that:

- a. The applicant is eligible to make the application and has submitted a complete application.
- b. The existing and proposed transportation alternatives described in the application are reasonably expected to reduce the demand by tenants and employees on the site for off-street parking on the site so that the number of off-street parking spaces proposed in the application are more likely than not to be adequate for the needs of all users of the site.
- c. The reduction of off-street parking spaces, as requested in the application, shall not have a material effect on the on-street parking spaces in the immediate area around the site.
- d. Sufficient open space has been reserved on the site to accommodate the number of off-street parking spaces required by this section if a permit issued under this subsection is either revoked, suspended or not renewed.
- e. All persons with a legal or equitable interest in the site are prepared to execute and record an agreement that provides for compliance with the terms of the permit to be a covenant that runs with the land for the benefit of the municipality.

3. *Permit conditions.* If the administrative official, upon recommendation by the traffic engineer, determines that a permit for reduced off-street parking spaces should be granted, that permit may provide for the number of such

spaces that satisfy the standards stated in subsection 2 of this subsection, regardless of the number requested by the applicant, and shall state all conditions deemed necessary to accomplish the purpose of this subsection and to otherwise protect the public health, safety and welfare. The administrative official shall issue a permit only after the applicant demonstrates that the agreement described in subsection 2.e of this subsection has been executed and recorded in a form approved by the administrative official.

4. *Renewal of permit.* A permit issued pursuant to this subsection shall be valid for a period of one calendar year. A renewal application shall be submitted to the administrative official no less than 90 days before the permit expiration date, in a form he prescribes, and it shall include:

- a. The applicable fees; and
- b. A description of the applicant's compliance with the permit conditions during the permit term. The applicant shall also provide an annual tenant/employee commuter survey in a form and manner approved by the transit department.

Based upon the renewal application, the administrative official may choose to renew the permit for another one year term upon the same or different conditions.

5. *Construction of parking facilities on nonrenewal of permit.* If a permit issued under this section is not renewed, construction of the off-street parking requirements required by this section shall be commenced in a material way no later than 60 days thereafter.

6. *Failure to comply with permit.* It shall be a violation of this chapter each time that the holder of a permit issued under this subsection fails to abide by each and every condition set forth therein, including timely construction of the off-street parking spaces following nonrenewal of such a permit.

7. *Appeals.* An aggrieved applicant may appeal a decision of the administrative official under this subsection, to the zoning board of examiners and appeals, in accordance with the procedures described in Section 21.30.110, to determine if the administrative official has reasonably applied the standards in this subsection.

Y. *Standards for parking as principal use.* Where a parking structure or lot is a permitted principal or conditional use and is not providing required parking for another principal use, accessible parking spaces in accordance with subsection W.8 of this section shall be provided.

Z. *A motorized sports facility* shall provide one parking space for every two spectator seats in a structure such as a grandstand, stadium and the like or one parking space for every 2,000 square feet of site area whichever results in the greater number of parking spaces.

(GAAB 21.05.080.G; AO No. 77-855; AO No. 78-118; AO No. 81-106; AO No. 81-178(S); AO No. 82-89; AO No. 84-90; AO No. 84-117(S); AO No. 85-91, 10-1-85; AO No. 87-31, 7-18-87; AO No. 89-30; AO No. 90-152(S); AO No. 93-172, § 1, 11-16-93; AO No. 96-69, § 1, 5-28-96; AO No. 99-131, § 12, 10-26-99)

Editor's note: The last sentence of subsection A of this section was formerly codified in the 1977 Code as the last sentence of subSection 21.35.020 B.69.

Cross references: Business licenses and regulations, Tit. 10.