

154.115 Schedule Of Parking Requirements Based On Use

Off-street parking shall be provided in sufficient quantities to provide the following ration of vehicle spaces for the uses specified in the districts designated. [Where a calculation results in requiring a fractional space, one additional space shall be required.]

- A. *Bank, savings and loan or similar financial establishment.* One (1) space for each two hundred (200) square feet of total floor area.
- B. *Business or professional office, studio, medical or dental clinic.* Three (3) parking spaces plus one (1) additional parking space for each two hundred (200) square feet of floor area over five hundred (500) feet.
- C. *Church or other place of worship.* One (1) parking space for each (4) seats in the main auditorium.
- D. *Clinic of doctor's or dentist's office.* One (1) space for each two hundred (200) square feet of total floor area.
- E. *Community center, library, museum or art gallery.* Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided as the basis of one (1) space for each four (4) seats that it contains.
- F. *College or university.* One (1) space for each two (2) students, plus one (1) space for each classroom, laboratory or instruction area.
- G. *Commercial Amusement (indoor).*
 - 1. *Bowling Alley.* 6 spaces for each lane;
 - 2. *Racquetball or handball courts.* 4 spaces for each court;
 - 3. *Indoor tennis courts.* 6 spaces for each court;
 - 4. *Gymnasium, skating rinks, and martial arts schools or areas.* 1 space for each 3 seats at maximum seating capacity, plus 1 space for each two hundred (200) square feet;
 - 5. *Swimming Pool.* 1 space for each one hundred (100) square feet of gross water surface and deck area;
 - 6. *Weight lifting or exercise areas.* 1 space for each one hundred (100) square feet;
 - 7. *Bingo Parlors.* 1 space for 3 seats (design capacity) or 1 per one hundred (100) square feet of total floor area, whichever is greater;
 - 8. *Indoor jogging or running tracks.* 1 space for each one hundred (100) linear feet;
 - 9. *All areas for subsidiary uses not listed above or in other parts of Section 154.77 (those uses such as restaurants, offices, etc., shall be calculated with the minimum specified for those individual uses).* 1 space for each one thousand (1,000) square feet.
 - 10. *Other.* 1 space for each three (3) persons accommodated (design capacity).
- H. *Dance hall, assembly or exhibition hall (without fixed seats).* One (1) parking space for each sixty (60) square feet of floor area used thereof.
- I. *Day nursery, day care, kindergarten school.* One (1) space per ten (10) pupils/clients (design capacity).
- J. *Dwellings, single-family attached or detached.* Two (2) parking spaces for each dwelling unit
- K. *Dwellings, multifamily.* Two and one-half (2.5) off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard.
- L. *Flea market.* One and one-half (1.5) spaces for each two hundred (200) square feet of floor area or market area.
- M. *Fraternity, sorority or dormitory.* One (1) parking space for each two (2) beds.
- N. *Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service.* Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000) square feet.
- O. *Gasoline service station.* Minimum of 4 (4) spaces plus 1 space for every two hundred (200) square feet of floor space including incidental car washes.
- P. *Golf course.* Minimum of thirty (30) spaces per nine (9) holes
- Q. *Health care facility.* One (1) space for each four (4) rooms or beds, whichever is greater.
- R. *Hospital.* One (1) space for each two (2) beds.
- S. *Hotel or motel.* One (1) parking space for each sleeping room, unit, or guest accommodation plus one (1) space for each three hundred (300) square feet of commercial floor area contained therein.
- T. *Lodge, or fraternal organization.* One and one-fourth (1.25) spaces per two hundred (200) square feet.
- U. *Manufacturing, processing or repairing.* One (1) parking space for each two (2) employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than one (1) parking space for each 1,000 square feet of floor area, whichever is greater.
- V. *Massage establishment.* One (1) space for each two hundred (200) square feet of floor area.
- W. *Mini-warehouse.* Four (4) spaces per complex plus one (1) space per five thousand (5,000) square feet of storage area.
- X. *Mortuary or funeral home.* One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors, or individual funeral service rooms.

- Y. *Motor vehicle salesrooms and used car lots*. One (1) parking space for each five hundred (500) square feet of sales floor for indoor uses, or one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.
- Z. *Office - general*. One (1) space for each two hundred and fifty (250) square feet of total floor area.
- AA. *Office - medical*. One (1) space for each one hundred seventy-five (175) square feet of floor area.
- AB. *Office-showroom or office - warehouse*. One (1) space for each one thousand (1,000) square feet of floor area for storage and warehousing plus one (1) space for each one hundred (100) square feet of office, sales or display area.
- AC. *Private club*. If free standing or located in a shopping center of 150,000 square feet or less, one (1) space for each ten (10) square feet of bar, lounge and waiting areas, plus one (1) space for each one hundred (100) square feet of remaining floor area.
1. If located in a shopping center of greater than 150,000 square feet, one (1) space for each one hundred (100) square feet of gross floor area.
- AD. *Private country club or golf club*. One (1) parking space for each two hundred fifty (250) square feet of floor area or for every five (5) members, whichever is greater.
- AE. *Recreational area or building (other than listed)*. One (1) space for each two (2) persons to be normally accommodated in the establishment.
- AF. *Restaurant, cafeteria, café or similar establishment*. One (1) parking space for every one hundred (100) square feet of floor area plus six (6) additional stacking spaces if drive-through windows are provided.
- AG. *Retail store or personal service establishment, except as otherwise specified herein*. One (1) parking space for each two hundred (200) square feet of floor area.
- AH. *Sanitarium, convalescent home, home for the aged or similar institutions*. One (1) parking space for each six (6) beds.
- AI. *School, elementary and middle*. One (1) parking space for each five (5) seats in the auditorium or main assembly room, or one (1) space for each classroom plus ten (10) spaces, whichever is greater.
- AJ. *School, secondary (grades 9 - 12)*. One (1) parking space for each four (4) seats in the main auditorium, or one (1) space for each classroom plus one (1) space for each two (2) students accommodated in the institution, whichever is greater.
- AK. *Shopping center*. One (1) space for each two hundred (200) square feet of floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds ten percent (10%) of the shopping center floor area, shall require additional parking to be provided in accordance with the requirements for restaurants.
- AL. *Storage or warehousing*. One (1) space for each two (2) employees, or one (1) space for each one thousand (1,000) square feet of total floor area, whichever is greater.
- AM. *Theater, auditorium (except school), meeting room, sports arena, stadium, gymnasium, or other places of public assembly*. One (1) parking space for each four (4) seats or bench seating spaces.
- AN. *Vehicle repair garage*. Three (3) spaces per service bay, plus one (1) space per employee (maximum shift), plus one (1) space per tow truck or other service vehicle.

New high-rise office properties. The trend toward greater parking demand applies to new high-rise properties as well. In response to tenant requirements, developers are building parking structures with ratios higher than three spaces per 1,000 square feet. On the Dallas North Tollway at Spring Valley Road in the North Dallas area, the Chase International Plaza will consist of 1.1 million square feet of Class A space sharing a garage with a parking ratio of 4.5 spaces per 1,000 square feet.

Even in downtown areas, new or improved high-rises usually have new or improved parking structures. For example, TPMC plans a 550-space garage in downtown Dallas to serve two properties, Main Tower and Center City Plaza. In downtown Houston, Wedge Commercial Properties Corp. has purchased an 1,100-space garage to serve a 30-story office tower being built across the street. The garage purchase allowed Wedge to change its development plans for the office tower from including ten levels of parking to just four or five levels. Hines is building a 32-story office tower in downtown Houston with 900 spaces on seven parking levels. Based on the 26 floors of office space in the tower with about 26,500 feet per floor, the parking ratio is estimated to be 1.4 spaces per 1,000 square feet.

Public sector influence: municipal codes and public transit. In most Texas cities, municipal parking codes are fairly restrictive require a minimum of 2.5 to 3.3 on-site parking spaces per 1,000 square feet of office space (see Table 1).

Arlington has the most restrictive ordinance of the large cities surveyed, requiring four on-site spaces per 1,000 square feet. By contrast, El Paso appears lenient requiring 2.5 spaces per 1,000 square feet of gross floor area or usable floor area. In downtown areas, most large cities have codes that require much lower ratios, or, in some cases, none at all.

Public transit service is another important public sector factor that influences parking demand for office users. Real estate professionals report that large-scale commuter transit service, such as light rail in Dallas and park-and-ride service in Houston, helps reduce the pressure for higher ratios, although the extent of the impact is debatable. Transit service generally focuses on downtown areas and the limited service available in suburban areas is generally thought to have no effect on the ratios required by tenants.

Effects on older office properties. The trend toward higher parking ratios is having a negative impact on the competitiveness of older office properties. Tenants requiring lower parking ratios are primarily smaller, higher-end service firms such as legal and accounting firms plus certain high-profile corporate headquarters. In fact, Arledge reports that she is no longer seeing "three per 1,000" tenants. As firms increase their employee densities, buildings that cannot provide the needed ratios become unattractive. Edwin Murphy of Century Development in Houston states that properties without adequate parking will not compete and will suffer lower rental rates and higher chronic vacancy,

unless alternative off-site parking services can be acquired to meet demand.

Class A properties in suburban locations built in the 1970s and 1980s are perhaps at greatest risk. These buildings were usually constructed with surface parking at ratios around three spaces per 1,000 square feet. In the Houston and Dallas metropolitan areas alone, tens of millions of square feet of such space was built. Garrett and Arledge both believe that parking is perhaps the most important reason that numerous suburban office properties have become uncompetitive in the last five years. Arledge reports that many 1970s and 1980s properties have become obsolete.

Empirical evidence appears to agree: the office properties along I-635 (LBJ Freeway) in North Dallas, mostly built in the 1970s and 1980s, have lost tenants since 1999 while the area's economy has boomed. In 2000, multitenant office properties in the LBJ Freeway area showed negative absorption of 24,372 square feet, according to Kennedy-Wilson Property Services. Downtown Dallas, which suffers competitively because of parking issues despite transit service, saw negative absorption of 41,436 square feet. Real estate professionals report that tenants are leaving older buildings and moving to newer buildings with higher parking ratios in areas such as Richardson and Plano.

Parking-poor office properties have limited options to regain competitiveness. Surface parking can be provided if there is adjacent vacant or underdeveloped land available at a reasonable price. Most garages have additional structural capacity, according to Murphy, and can add one or two levels. Existing spaces can be restriped for smaller cars, although trends show that car sizes have increased in recent years. The final question is a financial one: will the additional investment in parking provide an adequate return by making a building more marketable?

RETAIL USES

Retail was the first commercial to suburbanize to a large extent, following the disposable incomes under single-family rooftops. The need for parking soon became apparent, and the typical suburban retail configuration of strip centers and malls along major streets with large parking lots in

Table 1. Spaces Required by Ordinance

City	Spaces Required	Per Unit of Area
Amarillo	2.5	1,000 square feet
Arlington	4	1,000 square feet
Austin	3.3	1,000 square feet
Dallas	3	1,000 square feet
El Paso	2.5	1,000 square feet usable floor area
Fort Worth	2.5-3.3	1,000 square feet
Galveston	2	1,000 square feet
Houston	2.5 or 2.8	1,000 square feet gross floor area 1,000 square feet usable floor area
Plano	2.5-3.3	1,000 square feet
San Antonio	3.3	1,000 square feet

Source: Planning departments of listed cities.

front has not changed in four decades. Over time, optimal parking capacity has been estimated from studies and developer-tenant experience. Current conventional wisdom states that, for a retail site with surface parking, two-thirds of the site area will be parking.

In addition to trends in parking supply ratios, retail property owners must deal with the evolving tenant demands and configurations at typical shopping centers. More daunting challenges face retail developers choosing infill and high-density urban locations, where ample surface parking supply can be difficult to come by.

Typical Ratios and Configurations

Developers and marketers of retail properties must understand parking needs for different types of retail users. Municipal codes, retail center tenant mix, daytime demand patterns and parking amenities such as landscaping and lighting all play into the appeal of a site to a potential retailer. A key point to remember is that parking demand comes not only from customers but also employees.

Municipal codes for individual uses. Retail developers and brokers report that in most Texas cities the parking ratios for various retail uses required by municipal codes are relatively in line with market forces. Some codes address a single tenant use. Cities generally address restaurants and nightclubs with separate required ratios, because these uses accommodate a high density of patrons with concentrated peak use periods during the day, unlike the typical retail store.

Many cities designate ratios for other specific retail uses, such as banks, service stations and furniture stores, because each has unique visitation and parking characteristics in relation to their floor area. Dallas' code is notable for the disaggregation of its zoning designations such that many specific types of stores (liquor stores, home improvement centers and general merchandise, for example) are addressed. For each use, the parking requirement is explicitly stated. Municipal requirements for some retail uses in selected Texas cities are shown in Table 2.

Most municipalities surveyed in this report require five spaces per 1,000 square feet of gross floor area for the

Table 2. Municipal Requirements for Retail Uses

Use/City	Spaces Required	Per Unit of Area
General Merchandise		
Amarillo	5	1,000 square feet
Arlington	3.3	1,000 square feet
Austin	4-5	1,000 square feet
Dallas	5	1,000 square feet
El Paso	5	1,000 square feet
Fort Worth	4	1,000 square feet if < 4,000 square feet
	5	1,000 square feet if > 4,000 square feet
Galveston	3.3	1,000 square feet
Houston	4	1,000 square feet
Plano	5	1,000 square feet
San Antonio	5	1,000 square feet retail/sales area
	1.25	1,000 square feet storage/display area
Dine-in Restaurant		
Amarillo	1	45 square feet of usable seating area
Arlington	10	1,000 square feet
Austin	10	1,000 square feet if < 2,500 square feet
	13.3	1,000 square feet if > 2,500 square feet
Dallas	10	1,000 square feet
El Paso	10	1,000 square feet
Fort Worth	1	4 guest seats plus
	1	4 employees
Galveston	1	4 fixed seats
	1	40 square feet of area w/movable seating
Houston	8	1,000 square feet
Plano	10	1,000 square feet
San Antonio	10	1,000 square feet
Furniture Store		
Amarillo	2.5	1,000 square feet
Arlington	2.5	1,000 square feet
Austin	2.5	1,000 square feet
Dallas	2	1,000 square feet
El Paso	3.3	1,000 square feet
Fort Worth	NA	NA
Galveston	NA	NA
Houston	2	1,000 square feet
Plano	2.5	1,000 square feet
San Antonio	NA	NA

Source: Planning departments of listed cities

majority of small single-tenant retail uses (as much as the size of a super-market). Arlington, Houston and Galveston are the exceptions. Arlington and Galveston require just 3.3 spaces per 1,000 square feet. Houston requires four spaces per 1,000 square feet for most retail uses except supermarkets, which require five spaces.

Restaurants and bars. Restaurants and bars represent the most parking-intensive types of common retail uses.

They are characterized by sharp peaks in parking demand during the day. Restaurants typically peak at lunch and dinner hours; bars, after 9 p.m.

Several of the surveyed cities require ratios of ten spaces per 1,000 square feet of gross floor area for restaurants and bars. Austin has sliding scales for ratios based on establishment size (higher ratios for larger establishments) that require from ten to 13.3 spaces per 1,000 square feet for

demand on site. While the cost of a parking structure far surpasses that of surface spaces, the economics of land costs in such locations may make structures preferable financially.

While the additional capital and operating costs of a parking structure are generally passed on to tenants, many upscale tenants are willing to accept the cost to obtain prime urban locations. Suzanne Anderson, associate director of property management for Weingarten Realty found this to be the case when a centralized parking structure was built in one of the firm's Rice Village properties in inner-city Houston. The upscale retail tenants were willing to pay to have on-site parking in that affluent area. The Highland Village shopping center, a decades-old center on the edge of Houston's wealthy River Oaks neighborhood, is adding a 320-space parking garage. The center has been attracting upscale and destination retailers and restaurants that have heavier parking demand. The garage, at the rear of the property, will accommodate employee and valet parking freeing up spaces in front of individual stores.

Other types of parking facilities have been used as well. Another Weingarten's center in Rice Village has rooftop parking directly over the stores. Anderson reports that it took a few years of "training" to get customers to use the rooftop spaces instead of the limited surface spaces but now rooftop parking is accepted. Randall's Food Markets is planning the first new grocery store in Houston's rapidly growing Midtown area, just south of the central business district. The company is reportedly considering underground parking, a common format in New York and San Francisco.

Retail properties in urban locations may be expected to provide more services in parking facilities than their suburban counterparts. Shoppers in urban locations typically have a heightened concern for security, so security patrols and extra lighting may be required, especially in parking structures. Valet parking services may prove useful for parking-intensive uses such as restaurants. Sassy Stanton, director of retail leasing at Insignia/EsG, has found valet parking particularly important in Texas. Restaurant properties in downtown locations without on-site parking must use valet parking to attract patrons. This requires use of a

valet service and rental of parking spaces in nearby garages or surface lots.

In Texas it is rare in for retail properties to charge for parking, even in on-site garages, unless valet service is provided. Usually, customers' parking charges are transferred to tenants through validation.

Neighborhood conflicts. Infill retail properties may have to deal with neighborhood conflicts over parking. Traditionally, neighborhood residents fear spillover parking from retail properties or tenants onto residential streets, with accompanying noise and litter. Ample provision of on-site parking generally alleviates this problem. Such accommodation can lead to additional conflicts though, as was the case with Weingarten's Rice Village properties.

Anderson reports that many retail properties in the Rice Village area were built before parking ratios were required by tenants or the City of Houston, so they Village provided little on-site parking, even for the many restaurants located there. As public awareness of the parking garage built within Weingarten's property grew, patrons of other retail properties began parking in the garage. Although this practice offered some cross-shopping benefits to Weingarten tenants, it became so common that Weingarten

tenants' customers were unable to find parking spaces.

After a public awareness campaign for neighborhood visitors proved ineffective, tenant protests led to a towing enforcement policy for the properties' nonpatron parkers. However, the difficulty of enforcement and negative public relations caused Weingarten to curtail enforcement. This case illustrates the complexities of providing parking for retail uses on infill sites, where the overall parking situation in the neighborhood may have a significant impact on a single site.

MULTIFAMILY USES

Although it plays a less obvious role than in the retail and office markets, parking is also an influential factor in the development and marketing of multifamily projects. The nature and level of demand for parking is different because the property is primarily used by residents, not by visitors as with a retail or office property.

Ratios

The number of parking spaces provided at a multifamily development is influenced by both municipal codes and tenant (resident) preferences. A survey of some municipal off-street parking codes for multifamily uses is provided in Table 3.

Table 3. Municipal Requirements for Multifamily Uses

City	Spaces Required	Per Unit of Area
Austin	1	Efficiency unit
	1.5	One-bedroom unit
	2	Two-bedroom unit
	2.5	Three-bedroom unit
	0.5	Each additional bedroom per unit
Arlington	2	Unit for the first 50 units
	1.75	For each additional unit
Dallas	2	1,000 square feet
El Paso	1	Efficiency unit
	1.5	One-bedroom unit
	2	Two- or more bedroom units
Fort Worth	2	1,000 square feet
	10	1,000 square feet indoor recreation area; subject to a 1.5 minimum and 2.5 maximum per dwelling unit
Houston	1.25	Efficiency unit
	1.333	One-bedroom unit
	1.666	Two-bedroom unit
	2	Units with three or more bedrooms
Plano	1.5	Efficiency unit
	2	One, two, or more bedroom units
San Antonio	1.5	Dwelling unit

Source: Planning departments of listed cities

**Table 3-5
Parking Requirements by Land Use**

<i>Land Use</i>	<i>Required Parking Spaces</i>
Residential	
Accessory dwelling units	See Section 17.400.135
Boardinghouses, lodging houses, fraternity or sorority houses, student dormitories, student housing facilities	1 parking space for every 2 guest rooms, dwelling units, or living units
Emergency shelter facilities	1 parking space for each staff member, plus 1 parking space for each room designated for families with children
Multifamily dwellings (two or more units)	For units with 1 or fewer bedrooms (bachelor) – 1 enclosed garage space per unit and 0.5 off-street, open parking space per unit
	For units with 2 bedrooms – 1 enclosed garage space per unit and 1 off-street, open parking space per unit
	For units with 3 or more bedrooms – 2 enclosed garage spaces per unit and 0.5 off-street, open parking spaces per unit
Residential care facilities	6 or fewer residents – as required for the type of dwelling 7 or more residents – 1 parking space for every 3 patient beds
Single-family dwellings in any residential district	For dwellings with 4 or fewer bedrooms – two-car enclosed garage having minimum interior dimensions of 20 feet in width and 20 feet in depth
	For dwellings with 5 or more bedrooms – 3 enclosed garage spaces with minimum interior dimensions of 10 feet by 20 feet (for each space) and 3 open parking spaces with minimum dimensions of 9 feet by 19 feet
Commercial	
Animal boarding and kennels	1 parking space per 350 square feet of indoor use area, plus 1 space per 1,000 square feet of outdoor use area
Banks and financial services and medical offices	1 parking space per 200 square feet of gross floor area, or major fraction thereof, except that within a retail shopping center, the parking standards for retail shopping centers shall apply
Business and professional offices, public or private utility offices	1 parking space for every 200 square feet, or major fraction thereof, of gross floor area of the story containing the greatest square footage; and 1 parking space for every 500 square feet, or major fraction thereof, of gross floor area of all other stories. If single story, 1 parking space for every 200 square feet shall be provided. If within a retail shopping center, the parking standards for retail shopping centers shall apply

**Table 3-5
Parking Requirements by Land Use**

<i>Land Use</i>	<i>Required Parking Spaces</i>
Cemeteries	1 parking space for every 3 persons employed; 1 parking space for every 3 seats in any church chapel; and 1 parking space for every 350 square feet of floor space used for retail sales of services or commodities
Child day care center	3 parking spaces, plus 1 parking space for every 6 children in attendance
Hotels and motels	2 parking spaces plus 1 per room
Plant nurseries	5 parking spaces, plus 1 additional parking space for every 250 square feet, or major fraction thereof, of building floor area, excluding lath and greenhouses
Retail and service uses, general stand alone	1 space per 250 square feet, or major fraction thereof, of gross floor area
Retail shopping centers up to 100,000 square feet	1 space per 250 square feet, or major fraction thereof, of gross floor area
Retail shopping centers above 100,000 square feet	1 space per 300 square feet, or major fraction thereof, of gross floor area
Veterinary clinics	1 space per 200 square feet, or major fraction thereof, of gross floor area

Eating and Drinking Establishments

Bars, night clubs	Entertainment, including bar, cocktail lounge, and night club: 1 space for every 100 square feet of gross floor area, plus 1 space per every 30 square feet of dance floor area. Outdoor service areas shall be based on Outdoor dining standards
Freestanding restaurants offering patron seating, not part of a retail shopping center	1 parking space for every 100 square feet, or major fraction thereof, of gross floor area
Outdoor dining	No additional parking is required for outdoor dining area (open-air dining) no greater than 25% of the gross floor area of the enclosed restaurant or 1,000 square feet, whichever is smaller. In cases where the outdoor seating area is more than 25% of the gross floor (or 1,000 square feet, whichever is smaller) area of the enclosed restaurant area, the portion of outdoor seating area exceeding 25% (or 1,000 square feet, whichever is smaller) of the gross floor area of the enclosed restaurant shall be calculated at one parking space per 100 square feet of the gross outdoor dining floor area. The allowance for outdoor dining shall not be applicable to any establishment offering a total of 12 or fewer seats, inclusive of all seating located indoors and within an outdoor dining/seating area
Restaurants offering patron seating (13 or more seats) within retail shopping centers	For retail centers up to 100,000 sf: 20% of the gross floor area of such retail shopping center may be allocated to retail food and beverage service businesses at 1 parking space for every 250 square feet, or major fraction thereof, of gross floor area

**Table 3-5
Parking Requirements by Land Use**

Required Parking Spaces

<i>Land Use</i>	
	<p>For that portion of all restaurant floor area exceeding 20% of the total shopping center floor area: 1 parking space per 100 square feet, or major fraction thereof, of gross floor area</p> <p>For retail centers over 100,000 sf:</p> <p>25% of the gross floor area of such retail shopping center may be allocated to retail food and beverage service businesses at 1 parking space for every 300 square feet, or major fraction thereof, of gross floor area</p> <p>For that portion of all restaurant floor area exceeding 25% of the total shopping center floor area: 1 parking space per 100 square feet, or major fraction thereof, of gross floor area</p>
Take-out, restaurants and cafés, offering no seats or tables or offering 12 or fewer seats, inclusive of all indoor and outdoor seating	Parking requirement covered under the general requirements for shopping centers or 1 parking space for every 250 square feet or major fraction thereof of gross floor area if stand alone
Vehicle Sales	
Automobile dealership	1 space for each 2,000 square feet of lot and building area used for the display or storage of automobiles exclusive of aisles and turning areas, plus 1 space for each 1.5 employees during the time of maximum work shift
Motorcycle dealership	1 space for each 400 square feet of gross floor area
Vehicle Services	
Carwash – self service (unattended)	2 spaces per every washing stall (for queuing and drying)
Carwash – full service	10 spaces, plus 10-space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane
Carwash – automated, accessory to service station	4 spaces plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station)
Service stations (with/without convenience store)	1 space per 250 square feet, or major fraction thereof, of gross floor area
Maintenance, repair, installation, and detailing	1 space for every 250 square feet of gross floor area
Recreation, Education and Public Assembly	

Table 3-5
Parking Requirements by Land Use

<i>Land Use</i>	<i>Required Parking Spaces</i>
Assembly uses, places of worship, clubs, mortuaries with congregational services, meeting halls, membership organizations, sports arenas, stadiums, and theaters	1 parking space for every 4 permanent seats in the principal assembly area or room. Where no permanent seats are provided, 1 parking space for every 100 square feet of floor area in the principal assembly room
Commercial recreation activities:	
<i>Outdoor recreation facilities</i>	As determined by a Conditional Use Permit or comprehensive plan
<i>Tennis, racquetball, handball, or other courts</i>	2 parking spaces per court, plus 1 parking space per 300 square feet for ancillary uses
<i>Health/fitness facilities</i>	1 parking space per 250 square feet
Indoor amusement/entertainment facilities:	
<i>Arcades</i>	1 parking space per 250 square feet
<i>Batting cages</i>	2 parking spaces per cage
<i>Bowling alleys</i>	5 parking spaces per lane, plus required spaces for ancillary uses
<i>Pool and billiard rooms</i>	1 parking space per 250 square feet
Schools:	
<i>Elementary and junior high schools</i>	2 parking spaces for every classroom; additional parking for auditoriums and stadiums shall not be required
<i>High schools</i>	10 parking spaces for every classroom; additional parking for auditoriums and stadiums shall not be required
<i>Colleges, junior colleges, and universities</i>	15 parking spaces for every classroom; additional parking for auditoriums and stadiums shall not be required
Studios for dance, art, music, photography, martial arts, etc.	1 space per 250 square feet of gross floor area
Industrial, Manufacturing and Processing	
Industrial & manufacturing establishments	1 parking space for every 400 square feet (may include office space [incidental to the primary use] comprising up to 25 percent of the total floor area), or major fraction thereof, of gross floor area
Laundries and dry cleaning plants	1 space per 250 square feet

Table 3-5
Parking Requirements by Land Use

Land Use	Required Parking Spaces
Outdoor sales, equipment rental yards, display or storage garage	5 parking spaces, plus 1 parking space for every 500 square feet, or major fraction thereof, of gross floor area
Warehousing and distribution facilities	1 space per 1,000 square feet (may include office space [incidental to the primary use] comprising up to 10 percent of the total floor area), or major fraction thereof, of gross floor area
Warehouses and storage buildings	1 parking space for every 1,000 square feet, or major fraction thereof, of gross floor area

(Ord. 2580U § 7, 2022; Ord. 2549 § 3, 2018; Ord. 2522 § 2, 2015; Ord. 2507 § 4, 2013; Ord. 2506 § 5, 2013; Ord. 2504 § 3, 2013; Ord. 2479 § 2, 2011; Ord. 2478 § 2, 2011; Ord. 2474 § 2, 2011; Ord. 2473 § 2, 2011; Ord. 2456 § 2, 2010)

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