

## Sec. 29.10.150. Number of off-street spaces required.

- (a) *Intent.* The regulations contained in this section are intended to ensure the provision of a sufficient number of off-street parking spaces privately and publicly owned and operated to satisfy needs generated by permissible uses.
- (b) *Parking requirements for downtown.* ~~In addition to other parking requirements, one (1) visitor parking space for each residential unit other than detached single-family or two-family dwelling shall be required unless the Planning Commission makes a finding that more or less visitor parking is necessary due to the size or type of housing unit(s).~~ The parking requirement for various uses in the downtown are as follows:
- (1) *Retail and commercial stores, shops, personal service businesses, specialty food retail, restaurants, bars, nightclubs, and tap/tasting rooms.* One (1) parking space for each three hundred (300) square feet of gross floor area.
  - (2) *Business and professional offices, retail banks, financial and investment services, insurance companies, social service agencies, and studios.* One (1) parking space for each two hundred fifty (250) square feet of gross floor area.
  - (3) *Theaters.* One (1) parking space for each three hundred (300) square feet of gross floor area.
  - (4) For uses not specifically listed in this subsection the requirements shall be as set forth in subsection (c).
- (c) *Outside downtown parking requirements.* The number of off-street parking spaces required for areas outside the downtown is set in this subsection. When a use is not listed in this subsection, the Planning Director shall determine the parking requirements by analogy to the requirements for the listed uses. ~~In addition to other parking requirements, one (1) visitor parking space for each residential unit other than a detached single-family or two-family dwelling shall be required, unless the Planning Commission makes a finding that more or less visitor parking is necessary due to the size or type of housing unit(s).~~
- (1) *Single-family, residential condominiums and two-family dwellings.* Two (2) parking spaces for each living unit.
  - (2) *Reserved.*
  - (3) *Multiple-unit dwellings in all zones and two-family dwellings in the R-1D zone.* One and one-half (1½) times the number of living units in such dwellings, except multiple-unit dwellings and mixed-use developments that include a multiple-unit dwelling component that are located within one-half (½) mile walking distance of public transportation shall provide one (1) parking space per dwelling unit. For the purposes of this subsection, public transportation means a high-quality transit corridor, as defined in subdivision (b) of Public Resources Code Section 21155, or a major transit stop, as defined in Public Resources Code Section 21064.3.
  - (4) *Hotels, motels and auto courts.* One (1) parking space for each guest room or suite, plus one (1) parking space for each employee.
  - (5) *Lodginghouses, boardinghouses.* One (1) parking space for each two (2) beds in such building, plus one (1) parking space for each employee.
  - (6) *Hospitals.* One and one-half (1½) parking spaces for each bed. ~~For uses not specifically listed in this subsection the requirements shall be as set forth in subsection 29.10.150(c).~~

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