

ORDINANCE NUMBER O- 20216 (NEW SERIES)

DATE OF FINAL PASSAGE NOV 16 2012

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 1, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 141.0310; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 141.0407, 141.0409, 141.0413, 141.0414, AND 141.0415; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 141.0502; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6 BY AMENDING SECTIONS 141.0604 AND 141.0625; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTIONS 142.0505 AND 142.0525, BY ADDING NEW SECTION 142.0527, AND BY AMENDING SECTION 142.0530 AND RENUMBERING TABLES 142-05D TO 142-05E, TABLE 142-05E TO 142-05F, AND TABLE 142-05F TO 142-05G; BY AMENDING SECTION 142.0540 AND RENUMBERING TABLE 142-0G TO 142-05H; BY AMENDING SECTION 142.0545 AND RENUMBERING TABLE 142-05H TO 142-05I, AND TABLE 142-05I TO 142-05J; BY AMENDING SECTION 142.0550, AND AMENDING SECTION 142.0560 AND RENUMBERING TABLES 142-05J TO 142-05K, TABLE 142-05K TO 142-05L, TABLE 142-05L TO 142-05M, AND TABLE 142-05M TO 142-05N; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 40 BY AMENDING SECTION 145.4003; AMENDING CHAPTER 15, ARTICLE 1, DIVISION 1 BY AMENDING SECTION 151.0103; AND AMENDING CHAPTER 15, ARTICLE 7, DIVISION 4 BY AMENDING SECTION 157.0401, ALL RELATING TO PARKING FOR HOUSING TYPES THAT HAVE REDUCED PARKING DEMAND.

WHEREAS, on August 1, 2007, the Land Use and Housing Committee of the San Diego City Council and the San Diego Planning Commission convened a joint workshop regarding parking issues; and

WHEREAS, as a result of discussions that took place at that workshop, the City commissioned a parking study, which was completed by Wilbur Smith Associates and submitted to the City on November 1, 2011; and

WHEREAS, on November 16, 2011, the Land Use and Housing Committee received a report regarding the results and recommendations contained in that study and provided direction regarding implementing those recommendations; and

WHEREAS, since that time, City staff has conducted a public outreach program and has presented the study for review and input to various stakeholder groups, including the Code Monitoring Team, Technical Advisory Committee, Community Planners Committee, San Diego Housing Federation, San Diego Regional Chamber of Commerce, Centre City Development Corporation, Southeastern Development Corporation, and various community groups and local civic organizations; and

WHEREAS, on August 23, 2012, the Planning Commission considered the ordinance and, by a vote of 6-0-0-1, issued a recommendation that the City Council adopt the ordinance;  
NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 14, Article 1, Division 3 of the San Diego Municipal Code is amended by amending section 141.0310, to read as follows:

**§141.0310 Housing for Senior Citizens**

Housing for senior citizens may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) through (c) [No change in text.]
- (d) Off-Street Parking Requirements

- (1) Parking ratios shall be determined in accordance with the following:
  - (A) The base parking requirement is 1 parking space per *dwelling unit*;
  - (B) For facilities that provide daily meals in a common cooking and dining facility and that provide and maintain a common transportation service for residents, the base parking requirement is 0.7 parking spaces per *dwelling unit* plus 1 parking space for each staff person, calculated based on staffing for the peak-hour shift; and
  - (C) Housing for senior citizens that meets the criteria of Reduced Parking Demand Housing, as stated in Section 142.0527(a), shall provide parking in accordance with Section 142.0527.
- (2) Parking areas shall be lighted for the safety of tenants. Lighting shall be of a design that deters vandalism. The location, type, and size of the proposed lighting fixtures shall be specified on the permit application.

(e) [No change in text.]

Section 2. That Chapter 14, Article 1, Division 4 of the San Diego Municipal Code is amended by amending sections 141.0407, 141.0409, 141.0413, 141.0414, and 141.0415, to read as follows:

**§141.0407 Educational Facilities – Schools for Kindergarten to Grade 12 and College/  
Universities**

Educational facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (e) [No change in text.]

(f) Off-street parking requirements for kindergarten through grade 12 are provided in Table 142-05G. Off-street parking for colleges and universities shall be provided to adequately serve the facility without causing parking impacts to surrounding property.

**§141.0409 Exhibit Halls and Convention Facilities**

Exhibit halls and convention facilities may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (b) [No change in text.]

(c) Off-street parking shall be provided in accordance with Table 142-05G.

**§141.0413 Hospitals, Intermediate Care Facilities, and Nursing Facilities**

Hospitals, intermediate care facilities, and nursing facilities may be permitted with a Process Four Conditional Use Permit in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (d) [No change in text.]

(e) Off-street parking shall be provided in accordance with Table 142-05G.

(f) [No change in text.]

**§141.0414 Interpretive Centers**

Interpretive centers are *structures* or facilities designed to inform and educate the public about the surrounding environment.

Interpretive centers may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (b) [No change in text.]

(c) Off-street parking shall be provided in accordance with Table 142-05G.

**§141.0415 Museums**

Museums may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (b) [No change in text.]

(c) Off-street parking shall be provided in accordance with Table 142-05G.

Section 3. Chapter 14, Article 1, Division 5 of the San Diego Municipal Code is amended by amending section 141.0502, to read as follows:

**§141.0502 Alcoholic Beverage Outlet**

Any establishment for which a Type 20 Beer and Wine License or a Type 21 General Liquor License has been obtained from, or for which an application has

been submitted to, the California Department of Beverage Control for permission to sell alcoholic beverages for off-site consumption shall be regulated as an alcoholic beverage outlet subject to this section.

Alcoholic beverage outlets are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.0502(b). Proposals for alcoholic beverage outlets that do not comply with the regulations in Section 141.0502(b) may be permitted with a Conditional Use Permit decided in accordance with Process Three subject to the regulations in Section 141.0502(c).

- (a) [No change in text.]
- (b) Limited Use Regulations. Alcoholic beverage outlets are permitted as a limited use subject to the following regulations.
  - (1) through (11) [No change in text.]
  - (12) Off-street parking shall be provided in accordance with the requirements for retail sales uses in Table 142-05E.
- (c) Conditional Use Permit Regulations. Proposed alcoholic beverage outlets that do not comply with the regulations in Section 141.0502(b) may be permitted with a Conditional Use Permit decided in accordance with Process Three subject to the following regulations.
  - (1) through (2) [No change in text.]
  - (3) Off-street parking shall be provided in accordance with the requirements for retail sales uses in Table 142-05E.
  - (4) through (7) [No change in text.]

Section 4. That Chapter 14, Article 1, Division 6 of the San Diego Municipal Code is amended by amending sections 141.0604 and 141.0625, to read as follows:

**§141.0604 Boarding Kennels/Pet Day Care Facilities**

Boarding kennels and pet day care facilities for the boarding, training and care of household pets are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to Section 141.0604(a) and (b). Boarding kennels and pet day care facilities may be permitted with a Neighborhood Use Permit decided in accordance with Process Two in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to Section 141.0604 (a) and (c).

(a) through (b) [No change in text.]

(c) Neighborhood Use Permit Regulations

(1) through (2) [No change in text.]

(3) Off-street parking shall be provided in accordance with Table 142-05E.

**§141.0625 Veterinary Clinics and Animal Hospitals**

Veterinary clinics and animal hospitals are permitted as a limited use in the zones indicated with an “L” and may be permitted with a Neighborhood Use Permit decided in accordance with Process Two in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) [No change in text.]

(b) Limited Use Regulations

(1) through (2) [No change in text.]

(3) Off-street parking shall be provided in accordance with Table 142-05E.

(4) [No change in text.]

(c) [No change in text.]

Section 5. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending sections 142.0505 and 142.0525, adding new section 142.0527, and by amending section 142.0530 and renumbering Tables 142-05D to 142-05E, Table 142-05E to 142-05F, and Table 142-05F to 142-05G; by amending section 142.0540 and renumbering Table 142-05G to 142-05H; by amending section 142.0545 and renumbering Table 142-05H to 142-05I, and Table 142-05I to 142-05J; by amending section 142.0550, and amending section 142.0560 and renumbering Tables 142-05J to 142-05K, Table 142-05K to 142-05L, Table 142-05L to 142-05M, and Table 142-05M to 142-05N, to read as follows:

**§142.0505 When Parking Regulations Apply**

These regulations apply in all base zones and planned districts, with the exception of those areas specifically identified as being exempt from the regulations, whether or not a permit or other approval is required.

Table 142-05A identifies the applicable regulations and the type of permit required by this division, if any, for the type of *development* shown.



Table 142-05A

**Parking Regulations Applicability**

<b>Type of Development Proposal</b>	<b>Applicable Regulations</b>	<b>Required Permit Type/Decision Process</b>
<i>Any single dwelling unit residential development</i>	Sections 142.0510 , 142.0520 and 142.0560	No permit required by this division
<i>Any multiple dwelling unit residential development</i>	Sections 142.0510, 142.0525 and 142.0560	No permit required by this division
<i>Any multiple dwelling unit residential development that includes housing that meets the criteria stated in Section 142.0527 for Reduced Parking Demand Housing</i>	Sections 142.0510, 142.0525, 142.0527, and 142.0560	No permit required by this division
<i>Any nonresidential development</i>	Sections 142.0510, 142.0530, and 142.0560	No permit required by this division
<i>Multiple dwelling unit residential development in Planned Urbanized Communities that are processing a Planned Development Permit.</i>	Section 142.0525(c)	No permit required by this division
<i>Condominium conversion through Tandem Parking for commercial uses</i>	[No change in text.]	

**§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios**

- (a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

Table 142-05C

**Minimum Required Parking Spaces for  
Multiple Dwelling Units and Related Accessory Uses**

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup>	Parking Impact <sup>(4)</sup>		
Studio up to 400 square feet through 5+ bedrooms	[No change in text.]				
Reduced Parking Demand Housing (see Section 142.0527)	N/A	N/A	0.25 beyond that required in Section 142.0527	(See footnote 3)	(See footnote 3)
Condominium conversion <sup>(8)</sup> 1 bedroom or studio over 400 2 Square feet 3 bedrooms + bedrooms	[No change in text.]				
Rooming house	1.0 per tenant	0.75 per tenant	1.0 per tenant	0.05 per tenant	0.30 per tenant
Boarder & Lodger Accommodations	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers, except 1.0 per boarder or lodger in beach impact area	N/A	N/A
Residential care facility through Accessory Uses	[No change in text.]				

**Footnotes for Table 142-05C**

<sup>1</sup> through <sup>2</sup> [No change in text.]

<sup>3</sup> The required motorcycle and bicycle parking spaces are those required for *dwelling unit* type for studio up to 400 square feet through 5+ bedrooms.

<sup>4</sup> through <sup>8</sup> [No change in text.]

(b) through (d) [No change in text.]

**§142.0527 Parking Regulations for Reduced Parking Demand Housing**

The minimum number of parking spaces for *multiple dwelling unit* residential *development* that includes Reduced Parking Demand Housing shall be determined as set forth below.

- (a) Definitions. For the purposes of Section 142.0527, the following definitions apply:
- (1) Civic Uses means cultural facilities, libraries, museums and art galleries, post offices, public parks, recreation centers, or social service agencies.
  - (2) Family Housing means a *development* where 50 percent or more of the *dwelling units* contain two or more *bedrooms*.
  - (3) Reduced Parking Demand Housing means *development* where:
    - (A) All or a portion of the *dwelling units* are rental units reserved for a period of at least 30 years for *low income* or *very low income* households in which the tenants do not pay more than 35 percent of gross household income toward gross rent (including utilities). These provisions shall be included in a written agreement with the San Diego Housing Commission; and
    - (B) The *development* falls into at least one of the following categories:
      - (i) Family Housing;

- (ii) Housing for Senior Citizens, meeting the criteria of Section 141.0310(a);
  - (iii) Housing for *disabled persons*;
  - (iv) SRO *hotel*; or
  - (v) Studio (up to and including 400 square feet) or 1 *bedroom* (greater than 400 square feet), provided the studio or 1 *bedroom* is not within a *development* for Family Housing or Housing for Senior Citizens.
- (b) Parking Demand. The minimum required automobile parking spaces for Reduced Parking Demand Housing shall be determined using the following indexes (See the Land Development Manual: Calculating Reduced Parking Demand Housing Parking Requirements for guidance on calculating the Walkability and Transit Indexes.):
- (1) Walkability Index
    - The Walkability Index shall be determined by assigning one point for each of the following criteria, for a maximum Walkability Index of 4 points.
    - (A) Retail, theater, or assembly and entertainment uses present within one-half mile of the Reduced Parking Demand Housing.
    - (B) More than 120 *lots* developed with retail, theater, or assembly and entertainment uses within one-half mile of the Reduced Parking Demand Housing.

- (C) Office, nonresidential day care, nursery school, kindergarten through grade 12, hospitals, healthcare uses, or Civic Uses within one-half mile of the Reduced Parking Demand Housing.
- (D) More than 50 *lots* developed with office, nonresidential day care, nursery school, kindergarten through grade 12, hospitals, or healthcare uses, or Civic Uses within one-half mile of the Reduced Parking Demand Housing.

(2) Transit Index

The Transit Index shall be determined by assigning points for the number of peak hour trips within a defined distance from the Reduced Parking Demand Housing. For bus transit, the distance is one-quarter mile from the Reduced Parking Demand Housing for each bus transit stop. For fixed rail and bus rapid transit, the distance is one-half mile from the Reduced Parking Demand Housing for each fixed stop. Inbound/outbound stops for the same route are calculated as one stop.

- (A) 0-15 peak hour trips/hour (1 point)
- (B) 16-30 peak hour trips/hour (2 points)
- (C) 31-45 peak hour trips/hour (3 points), or
- (D) 46 or greater peak hour trips/hour (4 points)

- (3) Determination of Parking Demand
  - (A) The Walkability/Transit Index is the sum of the Walkability Index and the Transit Index divided by two.
  - (B) The Walkability/Transit Index shall determine the parking demand as follows:
    - (i) 0.0 – 1.99: High parking demand
    - (ii) 2.0 – 3.99: Medium parking demand
    - (iii) 4.0: Low parking demand
- (c) Alternative compliance may be used to determine the Walkability Index in accordance with the following:
  - (1) A project shall be deemed to have alternatively complied with Section 142.0527(b)(1)(B) when it is demonstrated to the satisfaction of the City Manager that there are more than 120 retail, theater, or assembly and entertainment uses within one-half mile of the Reduced Parking Demand Housing.
  - (2) A project shall be deemed to have alternatively complied with Section 142.0527(b)(1)(D) when it is demonstrated to the satisfaction of the City Manager that there are more than 50 office, nonresidential day care, nursery school, kindergarten through grade 12, hospitals, or healthcare uses, or Civic Uses within one-half mile of the Reduced Parking Demand Housing.

- (d) Reduced Parking Demand Housing Parking Ratios. Table 142-05D provides the parking ratios required for Reduced Parking Demand Housing.

**Legend for Table 142-05D**

<b>Symbol in Table 142-05D</b>	<b>Description of Symbol</b>
<b>H</b>	High parking demand
<b>M</b>	Medium parking demand
<b>L</b>	Low parking demand
<b>-</b>	Section 142.0527 does not apply to housing of this type

Table 142-05D

Reduced Parking Demand Housing Parking Ratios

Bedrooms	Family Housing			Housing for Senior Citizens			Studio <sup>(1)</sup> or 1 Bedroom <sup>(1)</sup>			Housing for Disabled Persons			SRO Hotel		
	H	M	L	H	M	L	H	M	L	H	M	L	H	M	L
Studio	0.5	0.2	0.1	0.5	0.3	0.1	0.5	0.2	0.1	0.5	0.2	0.1	0.5	0.3	0.1
1 BR	1.0	0.6	0.33	0.75	0.6	0.15	0.75	0.5	0.1	0.75	0.5	0.1	-	-	-
2BR	1.3	1.1	0.5	1.0	0.85	0.2	-	-	-	-	-	-	-	-	-
3 BR	1.75	1.4	0.75	-	-	-	-	-	-	-	-	-	-	-	-
<b>Accessory</b>															
Visitor <sup>(2)</sup>	0.15			0.15			0.15			0.15			0.15		
Staff <sup>(2)</sup>	0.05			0.05			0.05			0.1			0.05		
Assigned spaces <sup>(3)</sup>	0.1			0.1			0.1			0.1			0.1		

Footnotes for Table 142-05D

<sup>(1)</sup> See Section 142.0527(a)(3)(B)(v).

<sup>(2)</sup> Visitor and staff parking spaces are calculated by multiplying the ratio by the total number of Reduced Parking Demand Housing *dwelling units*.

<sup>(3)</sup> For assigned parking, the number of additional parking spaces is calculated by multiplying the total parking spaces required for the Reduced Parking Demand Housing *dwelling units*, visitor, and staff parking by 0.1. For unassigned parking, no additional parking spaces are required.



- (e) Supplemental Regulations.
- (1) All required parking shall be provided in non-tandem parking spaces.
  - (2) Reduced Parking Demand Housing shall not be subject to the parking regulations of the Transit Overlay Zone and shall not be entitled to parking reductions provided for in Section 142.0550 (Parking Assessment District Calculation Exception).
  - (3) The number of accessible parking spaces provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code) for Housing for Senior Citizens and housing for *disabled persons* shall be the number of spaces required in accordance with the basic parking ratio for multiple *dwelling units* in Table 142-05C.
  - (4) An *applicant* that demonstrates compliance with Section 142.0527 shall receive a determination of *substantial conformance* with respect to the parking requirements specified in Section 142.0527 when such a determination is requested in accordance with Section 126.0112, provided that the *applicant* enters into a *shared parking* agreement with respect to the spaces determined to be surplus as a result of the *substantial conformance* review, pursuant to Section 142.0545.

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**

**Parking Ratios for Retail Sales, Commercial Services, and Mixed-Use Development**

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor</i> Area Unless Otherwise Noted ( <i>Floor</i> Area Includes <i>Gross Floor Area</i> plus below <i>Grade Floor</i> Area and Excludes <i>Floor</i> Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces <sup>(2)</sup>
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(1)</sup>	Maximum Permitted	Minimum Required
<b>Commercial Zones through Planned Districts</b> [No change in text.]				

**Footnotes For Table 142-05E**

<sup>1</sup> through <sup>4</sup> [No change in text.]

<sup>5</sup> *Alley* Access. For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05E. Within the beach impact area of the Parking Impact Overlay Zone, application of this policy shall not result in a reduction of required on-site parking.

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a *premises*.

**Table 142-05F**

**Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(3)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces <sup>(2)</sup>
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(1)</sup>	Maximum Permitted	Minimum Required
<b>Commercial Zones through Planned Districts</b> [No change in text.]				

Footnotes For Table 142-05F

<sup>1</sup> through <sup>4</sup> [No change in text.]

<sup>5</sup> *Alley Access.* For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05F. Within the beach impact area of the Parking Impact Overlay Zone, application of this policy shall not result in a reduction of required on-site parking.

- (c) Nonresidential Uses. Table 142-05G establishes the required ratio of parking spaces to building *floor* area for the nonresidential uses shown that are not covered by the parking requirements in Section 142.0530(a) and (b).

**Table 142-05G**

**Parking Ratios for Specified Non-Residential Uses**

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)				
	Required Automobile Parking Spaces				Required Bicycle Parking Spaces <sup>(3)</sup>
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(1)</sup>	Maximum Permitted	Carpool Minimum <sup>(2)</sup>	Minimum
<b>Institutional</b>					
<b>Separately regulated uses</b>					
Botanical Gardens and Arboretums through Radio & Television Broadcasting	[No change in text.]				
<b>Retail Sales: See Table 142-05DE</b>					

Use	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> , and Excludes <i>Floor Area</i> Devoted to Parking)				
	Required Automobile Parking Spaces				Required Bicycle Parking Spaces <sup>(3)</sup>
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(1)</sup>	Maximum Permitted	Carpool Minimum <sup>(2)</sup>	Minimum
<b>Commercial Services</b>					
Eating & Drinking Establishments	See Table 142-05F				
Public assembly & entertainment Theaters through All other public assembly and entertainment	[No change in text.]				
Visitor accommodations	[No change in text.]				
<b>Separately Regulated Uses</b>					
Child Care Facilities through Outpatient Medical Clinic	[No change in text.]				
Private clubs, lodges, fraternal organizations (except fraternities and sororities)	1 per <i>guest room</i> , or 2.5, whichever is greater <sup>(6)</sup>	85% of Minimum	N/A	N/A	2% of Auto Minimum
Single room occupancy hotels (For <i>SRO Hotels</i> that meet the criteria for Reduced Parking Demand Housing stated in Section 142.0527, see Section 142.0527 for parking requirements.)	1 per room	0.5 per room	N/A	N/A	0.2 per room
Veterinary clinics & hospitals	[No change in text.]				
Offices <sup>(5)</sup> [No change in text.]					
Vehicle & Vehicular Equipment Sales & Service [No change in text.]					
Wholesale, Distribution, and Storage <sup>(5)</sup> [No change in text.]					
Industrial [No change in text.]					

Footnotes For Table 142-05G

<sup>1</sup> through <sup>3</sup> [No change in text.]

<sup>4</sup> *Alley Access.* For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05G. Within the beach impact area of the Parking Impact Overlay Zone, application of this policy shall not result in a reduction of required on-site parking.

<sup>5</sup> *Accessory Retail Sales, Commercial Services, and Office Uses.* On-site accessory retail sales, commercial services, and office uses that are not open to the public are subject to the same parking ratio as the primary use.

<sup>6</sup> In the beach impact area, one parking space per *guest room* or 5.0, whichever is greater.

(d) through (e) [No change in text.]

(e) *Bicycle Facilities* [No change in text.]

(f) *Unspecified Uses.* For uses not addressed by Tables 142-05E, 142-05F, and 142-05G the required *off-street parking spaces* are the same as that required for similar uses. The City Manager shall determine if uses are similar.

(g) through (h) [No change in text.]

**§142.0540 Exceptions to Parking Regulations for Nonresidential Uses**

(a) *Commercial Uses on Small Lots.* Outside the beach impact area of the Parking Impact Overlay Zone, for *lots* that are 7,000 square feet or less, that existed before January 1, 2000, including abutting *lots* under common ownership, the parking requirements set forth in Table 142-05H may be applied to all commercial uses at the option of the *applicant* as an alternative to the requirements set forth in Section 142.0530. The type of access listed in Table 142-05H determines the minimum number of required *off-street parking spaces*.

**Table 142-05H**

**Alternative Parking Requirement for**

**Commercial Uses on Small Lots**

[No Change to Table.]

Footnote to Table 142-05H

<sup>1</sup> The City Engineer will determine whether a *lot* has adequate *alley* access according to accepted engineering practices.

- (b) Exceeding Maximum Permitted Parking. Development proposals may exceed the maximum permitted automobile parking requirement shown in Tables 142-05E, 142-05F, and 142-05G with the approval of a Neighborhood Development Permit, subject to the following:

- (1) through (2) [No change in text.]

- (c) [No change in text.]

**§142.0545 Shared Parking Requirements**

- (a) [No change in text.]

- (b) [No change in text.]

- (1) [No change in text.]

- (2) Table 142-05I contains the peak parking demand for selected uses, expressed as a ratio of parking spaces to *floor* area.

- (3) Table 142-05J contains the percentage of peak parking demand that selected uses generate for each hour of the day (hourly accumulation curve), in some cases separated into weekdays and Saturdays. The period during which a use is expected to generate its peak parking demand is indicated as 100 percent, and the period during which no parking demand is expected is indicated with “-”.

(4) through (6) [No change in text.]

(7) Uses for which standards are not provided in Tables 142-05I and 142-05J may nevertheless provide *shared parking* with the approval of a Neighborhood Development Permit, provided that the *applicant* shows evidence that the standards used for the proposed *development* result in an accurate representation of the peak parking demand.

(c) Single Use Parking Ratios. *Shared parking* is subject to the parking ratios in Table 142-05I.

**Table 142-05I**

**Parking Ratios for Shared Parking**

[No Change to Table.]

Footnote for Table 142-05I

<sup>1</sup> [No change in text.]

(d) Hourly Accumulation Rates. Table 142-05J contains, for each hour of the day shown in the left column, the percentage of peak demand for each of the uses, separated in some cases into weekdays and Saturdays.

**Table 142-05J**

**Representative Hourly Accumulation by Percentage of Peak Hour**

[No Change to Table.]

**§142.0550 Parking Assessment District Calculation Exception**

(a) Exemption From Minimum Required Parking Spaces. Property within a parking assessment district formed pursuant to any parking district ordinance adopted by the City Council may reduce the number of parking

spaces provided from the minimum automobile space requirements in Tables 142-05C, 142-05E, 142-05F, and 142-05G in accordance with the application of the following formula:

(Assessment against the subject property) / (Total assessment against all property in the parking district) x (parking spaces provided in the district facility) x 1.25 = parking spaces reduced.

The remainder of the *off-street parking spaces* required by Tables 142-05C, 142-05E, 142-05F, and 142-05G shall be provided on the *premises* or as otherwise provided in the applicable zone.

- (b) [No change in text.]

**§142.0560 Development and Design Regulations for Parking Facilities**

- (a) [No change in text.]
- (b) Minimum Dimensions for *Off-street Parking Spaces*. The minimum dimensions for single and tandem spaces for specific types of parking spaces are shown in Table 142-05K, except as provided in Section 142.0560(e) for certain pre-existing parking facilities. Compact spaces are not permitted.

**Table 142-05K**

**Minimum Off-Street Parking Space Dimensions**

[No Change to Table.]

- (c) Minimum Dimensions for Automobile Parking Aisles. The minimum dimensions for automobile parking aisles at permitted angles for one-way and two-way circulation are shown in Table 142-05L and illustrated in



Diagram 142-05B, except as provided in Section 142.0560(e) for certain pre-existing parking facilities.

**Table 142-05L**

**Aisles Dimensions**

[No Change to Table.]

Footnote for Table 142-05L

<sup>1</sup> For narrow lots 50 feet or less in width, the minimum drive aisle may be reduced to 22 feet.

**Diagram 142-05B**

**Minimum Dimensions for Automobile Parking Spaces and Aisles**

[No Change to Diagram.]

- (1) For other angles between 45 and 90 degrees, use the aisle width for the next larger angle in Table 142-05L.
- (2) [No change in text.]
- (d) through (i) [No change in text.]
- (j) Driveway and Access Regulations
  - (1) Driveway width shall be determined based on the size of the *lot*, type of use proposed, and location inside or outside of the Parking Impact Overlay Zone. Refer to Tables 142-05M and 142-05N for the applicable minimum and maximum driveway widths.

**Table 142-05M**

**Driveway Width (Lots greater than 50 feet in width)**

[No Change to Table.]

**Table 142-05N**

**Driveway Width (Lots 50 feet or less in width)**

[No Change to Table.]

(2) through (10) [No change in text.]

(k) [No change in text.]

Section 6. That Chapter 14, Article 5, Division 40 of the San Diego Municipal Code is amended by amending section 145.4003, to read as follows:

**§145.4003 Voluntary Accessibility Program Regulations and Development Incentives**

(a) through (c) [No change in text.]

(d) [No change in text.]

(1) [No change in text.]

(A) through (B) [No change in text.]

(C) A reduction of the driveway width consistent with the  
minimum dimensions specified in Table 142-05N,

(D) through (E) [No change in text.]

(2) through (5) [No change in text.]

(e) through (f) [No change in text.]

Section 7. That Chapter 15, Article 1, Division 1 of the San Diego Municipal Code is amended by amending section 151.0103, to read as follows:

**§151.0103 Applicable Regulations**

(a) [No change in text.]

(b) The following regulations apply in all planned districts:

(1) through (5) [No change in text.]

- (6) Child care facilities regulations contained in Land Development Code Section 141.0606; and
- (7) Parking Regulations for Reduced Parking Demand Housing in Land Development Code Section 142.0527, except where the Planned District Ordinance provides a lower parking ratio than allowed in Section 142.0527.

Section 8. That Chapter 15, Article 7, Division 4 of the San Diego Municipal Code is amended by amending section 157.0401, to read as follows:

**§157.0401 Off-Street Parking Requirements**

- (a) through (b) [No change in text.]
- (c) All required parking shall meet the parking regulations set forth in Section 142.0560, including Table 142-05K and Table 142-05L, of the Land Development Code.
- (d) through (f) [No change in text.]

**Table 157-0401-A**

**Off-Street Parking Requirements**

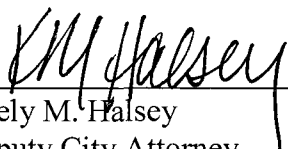
[No Change in Table.]

Section 9. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 10. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City

of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a Local Coastal Program amendment.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Keely M. Halsey  
Deputy City Attorney

KMH:als  
10/05/12  
10/09/12 COR.COPY  
10/18/12 REV.COPY  
Or.Dept:DSD  
Doc. No. 413541\_5

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of NOV 13 2012.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 11/16/12  
(date)

  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor