

**Issue #46: Parking Structures**

**§113.0234 Calculating Gross Floor Area**

*Gross floor area* is calculated in relationship to the *structure* and *grade* adjacent to the exterior walls of a building. The elements included in the *gross floor area* calculation differ according to the type of development proposed and are listed in Section 113.0234(a)-(c). *Gross floor area* does not include the elements listed in Section 113.0234(d). The total *gross floor area* for a *premises* is regulated by the *floor area ratio* development standard.

(a) [No change]

(1) through (2) [No change]

(3) *Gross floor area* for underground parking *structures* and subterranean garages shall be measured in accordance with Section 113.0234(a)(2), except that the vertical measurement between *grade* and the finished *floor* above shall not include subterranean vehicular access openings (up to a maximum of 25 foot width). In order to determine which portion of the underground parking *structure* counts as *gross floor area*, the vertical distance to the finished *floor* above shall be measured from the imaginary plane perpendicular to the driveway access that connects the adjacent grades on each side as shown in Diagram 113-02K. Where vehicular access openings are greater than 25 feet in width (as measured at the point of entry to the *structure*), the entire *floor* shall be counted as *gross floor area*. **includes the following, except where the *parking structure* design meets the exemptions identified in Section 113.0234(d)(3):**

**(A) All portions of the *structure* where the vertical distance between adjacent grade and the finished floor elevation above exceeds 5 feet.**

**(B) The vertical measurement between adjacent grade and the finished *floor* above shall not include subterranean vehicular access openings (up to a maximum of 25 foot width). Instead, the vertical distance measurement shall be measured from the imaginary plane perpendicular to the driveway access that connects the adjacent grades to the finished *floor* above.**

AMEND DIAGRAM 113-02K to better reflect portions that would be included in gross floor area as measured from the imaginary plane.

(4) through (5) [No change]

(6) *Gross floor area* includes on- or above-grade parking *structures*, garages, and carports that are constructed and maintained with less than two elevations of the

element that are at least 75 percent completely open, as shown in Diagram 113-02M, except where the parking structure design meets the exemptions identified in Section 113.0234(d)(3).

AMEND DIAGRAM 113-02M to better reflect portions that would be included in gross floor area. Change title of the Diagram from “parking structures” to “Garages/Carports”

(b) through (c) [No change]

(d) Elements Not Included in *Gross Floor Area*

(1) *Interior Courts*, as defined in Section 113.0103; and

(2) Interior modifications, including additions of actual *floor* areas that do not affect the outer limits of the existing *structural envelope*.

(3) Parking Structures

(A) The intent of this section is to facilitate the development of parking facilities for multiple dwelling unit and commercial development. This exemption from gross floor area does not apply to garages or carports that serve single dwelling unit or duplex development.

(B) In order to exclude a parking structure from the calculation of gross floor area, a combination of at least two of the following shall be incorporated into project design as follows:

(i) The parking structure includes at least one subterranean floor where the vertical distance between adjacent grade and the finished floor elevation above is 5 feet or less. Elevations that provide vehicular access to a subterranean parking level may still meet this provision where the vertical distance is 5 feet or less as measured in accordance with Section 113.0234(a)(3)(B);

(ii) The parking structure is part of wrapped design to screen parked vehicles within the structure from the adjacent public right of way;

(iii) The parking structure is screened from the adjacent public right of way on at least two elevations; or

(iv) The parking structure is at least 40 percent open on at least two elevations.

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

- (a) through (i) [No change]
- (j) [See Issue #53]
- (k) Parking *Structure* Design Regulations. Parking *structures* are subject to the following design regulations:
  - (1) The perimeter of each parking garage *floor* above *street* level shall have an opaque *screen* or other *screening* mechanism to shield automobiles from public view. The *screen* shall be at least 3½ feet high measured from the finished *floor* elevation. An architectural treatment, such as a finished fascia, shall be provided to shield any unfinished structural elements (including electrical elements, exposed metal beams, and fireproofing material) or mechanical appurtenances from a viewing position at *grade* from the opposite side of the *street*. Lights visible from the exterior of the *structure* shall be covered or *screened* with a diffusing lens and oriented to minimize the visual impact from a viewing position at *grade* from the opposite side of the *street*. The top *floor* of parking *structures* that are open to the sky are subject to the vehicular use area requirements of the Landscape Regulations (Chapter 14, Article 2, Division 4).
  - (2) The maximum gradient in any direction within a parking *structure* is 6 percent, except that where unusual or special circumstances warrant, the City Manager may approve steeper gradients according to accepted engineering practices.

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**Issue #47: Exemption From Requirement To Pave Alley**

**§141.0306 Guest Quarters**

Guest quarters are attached or detached accessory living quarters located on a *lot* with a *single dwelling unit* that do not provide complete, independent living facilities and do not have direct access to the primary dwelling unit. A guest quarters is solely for the use of the occupants of the primary dwelling unit or their guests or employees. Guest quarters may be permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) through (k) [No change]
- (l) [See Issue #44] ~~Off-street parking and access for a *premises* containing a guest quarters shall be provided as follows:~~

- ~~(1) Parking for the entire *premises* shall be brought into compliance with Chapter 14, Article 2, Division 5 (Parking Regulations).~~
- ~~(2) Off-street parking shall be provided at a rate of 1 space for each bedroom in the guest quarters.~~
- ~~(3) Off-street parking required for guest quarters shall not be located in the area between the *street wall* and the front *property line*.~~
- ~~(4) Access to the off-street parking from an unimproved *alley* is not permitted.~~

(m) [No change]

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**Issue #48: Previously Conforming Parking**

**§142.0510 General Parking Regulations**

(a) through (c) [No Change]

- (d) Previously Conforming Premises. Enlargement or change in use, or resumption of a discontinued use, for a *premises* that is *previously conforming* for the reason that it does not provide the number of *off-street parking spaces* required by this division shall be required to provide parking as follows:
- (1) When the use is proposed to be enlarged, the additional *off-street parking spaces* required are the number required by this division for the enlargement. Within the beach impact area of the Parking Impact Overlay Zone, additional parking shall be provided at two times the number required for the enlargement but not exceeding the amount required for the entire development.
  - (2) When a change in use is proposed to a use that requires the same or fewer *off-street parking spaces* than the previous use, or for resumption of a discontinued use, no change in parking spaces is required, except as provided in Section 142.0510(d)(4).
  - (3) When a change in use is proposed to a use that requires more *off-street parking spaces* than the previous use, parking shall be required as provided in this division for the new use.
  - (4) A discontinued use may resume on a *premises* with *previously conforming parking* if:

- (A) The use is permitted in accordance with the underlying base zone; and
  - (B) The premises is not located within the Parking Impact Overlay Zone; or
  - (C) The premises is located within the Parking Impact Overlay Zone, but the use has been discontinued for less than 2 years as determined in accordance with Section 142.0510(d)(5).
- (4) (5) Within the Parking Impact Overlay Zone, When a use is proposed on a premises for which if the previous use has been discontinued for a period of 2 or more consecutive years, parking shall be required as provided in this division for the new use unless a property owner has obtained a Neighborhood Development Permit.
- (A) Discontinuance of the use for a period of 2 or more consecutive years creates a presumption in favor of abandonment, against which the owner or person asserting *previously conforming* rights may offer evidence.
  - (B) If the *previously conforming* use is discontinued temporarily while repairs, remodeling, or major alterations of the *structure* are under construction, maintenance of an active *construction permit* and continuance of the Business Tax Certificate constitutes conclusive evidence that the use has not been abandoned during the construction.

**Issue #49: Parking for Outpatient Medical Clinics vs Urgent Care Facilities**

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) through (b) [No change]
- (c) Nonresidential Uses. Table 142-05F 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 142-05F  
 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

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 through Retail Sales [No change]</b>					
<b>Commercial Services</b>					
<b>Eating &amp; Drinking Establishments through Visitor Accommodations [No change]</b>					
<b>Separately Regulated Uses</b>					
<i>Child Care Facilities</i>	1 per staff	85% of Minimum	N/A	N/A	N/A
Funeral parlors & Mortuaries	1 per 3 seats; 30.0 for assembly area if no fixed seats	85% of minimum	N/A	N/A	2% of Auto Minimum
Outpatient Medical Clinic	4.0	3.5	6.0	0.4	0.03 + .03 bike lockers with shower
Private clubs, lodges, fraternal organizations (except fraternities and sororities)	1 per <i>guest room</i> , or 2.5, whichever is greater <sup>(7)</sup>	85% of Minimum	N/A	N/A	2% of Auto Minimum
Single room occupancy hotels	1 per room  <i>Very low income</i> <sup>(5)</sup> : 0.5 per room	0.5 per room  <i>Very low income</i> <sup>(5)</sup> : 0.25 per room	N/A	N/A	0.2 per room
Veterinary clinics & hospitals	2.5	2.1	N/A	N/A	N/A
<b>Offices<sup>(6)</sup> through Industrial [No change]</b>					

Footnotes For Table 142-05F [No change]

(d) through (h) [No change]

**Issue #50: Driveway and Access Regulations**

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

(a) Through (i) [No change.]

(j) Driveway and Access Regulations

(1) [No change.]

(2) ~~When redevelopment occurs, after the demolition of the primary structures on a premises, existing driveways shall be modified to comply with this section.~~ When redevelopment occurs after demolition of the primary structure on a premises, or when otherwise required per the Land Development Code.

(3) Through (9) [No change.]

(k) [See Issue #48]