

ZONING ADMINISTRATOR INTERPRETATION

DATE: June 4, 2007

CODE SECTIONS: Section 17.46.040.G - Rounding parking calculations
Section 17.46.250.E - 25 percent parking reduction in CD-1
Section 17.50.340.D - Parking requirement in the TOD

QUESTIONS NEEDING INTERPRETATION: When there are multiple uses proposed as part of a new project, how is the parking calculated? How is parking calculated when new construction is located in a Transit-Oriented-Development (TOD) area or the Central District sub area 1(CD-1 District)? When does rounding up or down for the number of required parking spaces occur?

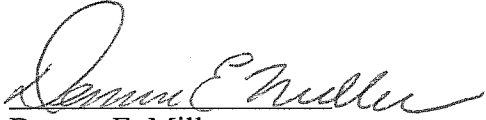
INTERPRETATION: When there are multiple uses proposed for a site, for example, retail, restaurant and residential uses for proposed new construction, the number of spaces is determined for each individual use classification, then combined to determine the total number of required spaces. Per section 17.46.040.G, when a fractional number is obtained in the calculation of the minimum required parking spaces, one parking space shall be required for a fractional unit of 0.50 or above and no space shall be required for a fractional unit of less than 0.50 (e.g. 1.5 = 2 spaces).

The first step is to calculate the parking requirement for each use. Rounding up or down should occur in the parking calculation made for each use. Each use classification has a specific number of required parking spaces, therefore adding up the fractional units for each specific use would not accurately indicate the required parking as some uses have lower and higher parking requirements. After rounding has occurred separately for each use, the second step is to add the total whole number of parking spaces required for all uses to get the total number of required parking spaces for the entire project.

What if the same project (retail, restaurant and residential uses) is proposed in a Transit-Oriented Development (TOD) area or is located in CD-1 which is eligible for a 25 percent parking reduction? How is the parking reduction determined when there are multiple uses? First, the parking is determined for each individual use and then the calculation of fractional units, is rounded as indicated in the above example. After determining the required whole number of parking spaces for each individual use classification, the TOD parking reduction (Section 17.50.340) is applied as follows: the minimum number of required off-street parking spaces located in the TOD area shall be reduced by 10 percent for nonresidential uses and 25 percent for office uses (excluding medical office). After the reduction, if another fractional unit occurs then this number would be rounded per section 17.46.040.G.

In the CD-1 district, a 25 percent reduction applies to all uses. This reduction is also calculated on the whole number after the total number of required parking spaces has been determined. If a

In the CD-1 district, a 25 percent reduction applies to all uses. This reduction is also calculated on the whole number after the total number of required parking spaces has been determined. If a project site is located in the CD-1 District and is also subject to TOD, only the 25 percent reduction is applied. Again, if after the reduction another fractional unit occurs then this number would be rounded per section 17.46.040.G. See Attachment P-1 for examples of how to calculate parking.



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Zoning Administrator

Attachment: P-1

Parking Requirements for the Site			
Land Use Classification	Tenant Space Square Footage or Number of Units for Residential Use	Number of Required Parking Spaces (rounded to whole number)	Maximum number of Spaces Parking Within the TOD (in the CD-1 a 25 percent reduction would apply in lieu of TOD)
General Office 3 parking spaces per 1,000 sq/ft	5,958	17..84 round up to 18	13 with a 25-percent TOD reduction
Fast Food Restaurant 4 parking spaces per 1,000 sq/ft	1,375	5.5 round up to 6	5 with a 10-percent TOD reduction; if located within CD-1 the maximum number of parking spaces would be 5
Residential Dwelling in the Central District all greater than 650 sq/feet requires 1.5 minimum to 1.75 maximum number of spaces per unit plus guest parking at a rate of 1 space per every 10 units	53 units	79.5 rounded up to 80 minimum parking stalls to 92.7 rounded up to 93 parking spaces maximum plus 5 guest parking spaces (guest parking spaces are not rounded up)	No TOD or CD-1 reductions apply for residential uses. 80-93 spaces plus 5 guest spaces
Total parking spaces required/allowed for the sample project		122	98-111 +5 guest spaces