

Residential Parking Comparisons

Proposed

Table 21A.44.040-A: Minimum and Maximum Off Street Parking					
DU = dwelling unit sq. ft. = square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, CSHBD2, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE	D-2, MU, R-MU, TSA-T, CSHBD1	D-1, D-3 D-4, G-MU, TSA-C, UI, FB-UN2, FB-SC	
Vehicle Stacking and Drive-Through Facilities: See 21A.44.040.A.6 Outdoor Sales/Display/Leasing/Auction Areas: See 21A.44.040.A.7					
Residential Uses					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 space per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU	0.5 spaces per DU	0.5 spaces per DU	All Contexts: 4 spaces, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Single-family detached (cottage development building form only)					
Twin home					
Twin home and two-family					
Two-family					
Multi-family	Studio: 1 space per DU 1 bedroom: 1.25 spaces per DU 2+ bedrooms: 1.5 spaces per DU	Studio and 1+ bedrooms: 1 space per DU	Studio: No Minimum 1 bedroom: 0.5 space per DU 2+ bedrooms: 1 space per DU	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+ bedrooms: 3 spaces per DU

Existing

Residential:	
Bed and breakfast establishment	1 parking space per room
Community correctional facility	1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the busiest shift
Eleemosynary facility	1 parking space for each family, plus 1 parking space for every 4 individual bedrooms, plus 1 parking space for every 2 support staff present during the busiest shift
Fraternity, sorority or dormitory	1 parking space for each 2 residents, plus 1 parking space for each 3 full time employees. Note: The specific college or university may impose additional parking requirements
Group home	2 parking spaces per home and 1 parking space for every 2 support staff present during the busiest shift
Multiple-family dwellings ¹	2 parking spaces for each dwelling unit containing 2 or more bedrooms 1 parking space for 1 bedroom and efficiency dwelling ¹ / ₂ parking space for single room occupancy dwellings (600 square foot maximum)
Rooming house	1 parking space for each 2 persons for whom rooming accommodations are provided
Single-family attached dwellings (row house and townhouse) and single-family detached dwellings ²	2 parking spaces for each dwelling unit
Two-family dwellings and twin home dwellings	2 parking spaces for each dwelling unit

District	Land Use	Minimum
D-1, D-2, D-4	Residential	¹ / ₂ space per dwelling unit
	Nonresidential	No spaces required up to 25,000 square feet usable floor area. 1 space per 1,000 usable square feet over 25,000 square feet thereafter
D-3, GMU	Residential	¹ / ₂ space per dwelling unit. 1 space per single-family, two-family and twin home dwellings
	Nonresidential	No spaces required up to 10,000 square feet usable floor area. 1 space per 1,000 usable square feet over 10,000 square feet thereafter
TSA core	All uses	No spaces required
TSA transition	All uses	50% of required in table 21A.44.030 of this section minimum requirements
FB-SC	All uses	No spaces required
FB-SE	All uses	50% of required in table 21A.44.030 of this section minimum requirements
FB-UN	All uses	No spaces required
MU, R-MU	Residential	¹ / ₂ space per multi-family dwelling unit. 1 space per single-family, two-family and twin home dwellings
R-MU-35	Residential	1 space per dwelling unit
R-MU-45	Residential	1 space per dwelling unit
CB	Residential	1 space per dwelling unit
CN	Residential	1 space per dwelling unit
SR-3	Residential	1 space per dwelling unit

Available Reductions

Proposed	Existing (being dropped)
Up to 40% combined reductions possible	Shared parking (based on peak hours of use)
Shared parking for two or more uses (now based on use, rather than hours of operation)	Pedestrian friendly amenities (up to first 5,000 sq ft of building exempt from providing parking)
Proximity to transit- up to 25% reduction when located within ¼ mile of transit station (excluding single-family or duplex)	Proximity to mass transit (up to 50% reduction)
Affordable and senior housing (new criteria)	On-street parking (credited for # of stalls along lot frontage)
Car pool and car share (new criteria)	Off-site parking
Valet parking (new criteria)	Valet parking
Certified parking study demonstrating different need	Use of excess parking in park and ride lots
	Transportation demand management- bike parking, bike or car share, car pool, unbundled parking (up to 75% reductions)