

ARTICLE 8. OFF-STREET PARKING AND LOADING

- 8.1 GENERAL PROVISIONS
- 8.2 COMPUTATION OF REQUIREMENTS
- 8.3 REQUIRED OFF-STREET VEHICLE PARKING SPACES
- 8.4 REQUIRED OFF-STREET LOADING SPACES
- 8.5 DESIGN OF VEHICLE PARKING SPACES
- 8.6 DESIGN OF OFF-STREET LOADING SPACES
- 8.7 DRIVEWAY DESIGN
- 8.8 STORAGE OF COMMERCIAL VEHICLES
- 8.9 STORAGE OF RECREATIONAL VEHICLES
- 8.10 PARKING EXEMPTIONS
- 8.11 SHARED PARKING

8.1 GENERAL PROVISIONS

A. Existing Facilities

1. The existing number of off-street vehicle and loading spaces may not be reduced below the minimum requirements of this Code. If the number of existing spaces is already less than the requirements of this Article, it may not be further reduced.
2. If a building permit was lawfully issued prior to the effective date of this Code, and if substantial construction has begun within 180 days of the issuance of a permit, the number of off-street vehicle and loading spaces is that required by building permit and supersedes the requirements of this Code.

B. Change in Use

When the existing use of a structure or land is changed to a new use, parking spaces must be provided as required for the new use, except as described below:

1. No additional vehicle parking spaces are required if the change in use would result in an increase of spaces of less than 25%. This also applies to a simultaneous change in use of a group of uses on the same lot which together result in a need for an increase in vehicle parking spaces of 25% or more. The 25% increase is calculated by dividing the number of additional spaces required by the number of spaces required before the increase.
2. A change in use is eligible for a parking exemption per Section 8.11.
3. A change in use is eligible for shared parking per Section 8.12.

C. Change in Intensity of Use

Whenever the intensity of a use is increased based on an increase in the number of dwelling units, floor area, seating capacity, or other unit of measurement used to calculate the number of required number of vehicle parking spaces, additional spaces must be provided for that increase, except as described below:

1. Whenever there is an increase in the intensity of a use that creates a need for additional vehicle parking spaces of 25% or more, the additional spaces are required. No additional vehicle parking spaces are required if the increase in intensity would result in an increase of spaces of less than 25%. This also applies to a simultaneous increase in intensity of a group of uses on the same lot which together result in a need for an increase in vehicle parking spaces of 25% or more. The 25% increase is calculated by dividing the number of additional spaces required by the number of spaces required before the increase.
2. An increase in the intensity of a use, which does not qualify for an exemption under item 1 above, is eligible for a parking exemption per Section 8.11.
3. An increase in the intensity of a use, which does not qualify for an exemption under item 1 above, is eligible for shared parking per Section 8.12.

~~D. Provision of Additional Spaces and Parking Maximums~~

- ~~1. The establishment of additional off-street parking or loading facilities above the minimum required by this Code is not prohibited unless specifically limited by the parking maximums of item 2 below.~~
- ~~2. When parking facilities are constructed for a non-residential use over 15,000 square feet in gross floor area, the number of vehicle parking spaces provided may not exceed 115% of the required minimum. However, allowances above the parking requirement may be approved administratively by the Executive Director. This does not apply to restaurant uses.~~

E. Prohibition on Use of Parking Facilities

The sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies, or the display of goods in off-street parking areas is prohibited, unless otherwise permitted by this Code.

8.2 COMPUTATION OF REQUIREMENTS

This section describes how the number of vehicle and loading spaces are calculated based upon the requirements of this Article. The total number of required vehicle and loading spaces is based upon the requirements for the principal use or uses located on the lot.

- A.** Where multiple uses with different parking requirements occupy the same structure or lot, the required vehicle and loading spaces is the sum of the requirements for each use computed separately, unless otherwise permitted by this Code.
- B.** Space allocated to any off-street loading space may not be used to satisfy the requirement for any off-street vehicle parking space or access aisle or portion thereof. Conversely, the area allocated to any off-street vehicle parking space may not be used to satisfy the replacement for any off-street loading space or portion thereof.
- C.** A fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one parking or loading space.
- D.** For uses where patrons or spectators occupy benches, pews or open floor areas used for service, each 48 linear inches of benches, pews, or permanent seating areas, or five square feet of open floor areas used for seating is counted as one seat for the purpose of determining the requirement for the required number of spaces.

8.3 REQUIRED OFF-STREET VEHICLE PARKING SPACES**A. General Requirements**

- 1.** Except as otherwise provided in this Code, the minimum number of off-street vehicle parking spaces to be provided for each use is listed in Table 8-1: Off-Street Vehicle Parking Requirements. Construction of all off-street parking must be completed prior to the issuance of a certificate of occupancy.
- 2.** Table 8-1 lists parking requirements for each use. In some cases, uses that are considered part of a generic use category are listed with specific vehicle parking requirements. These specific uses are listed only for the purposes of this section and do not indicate whether such uses are permitted or special uses within any district. Certain uses listed within the districts are not listed in Table 8-1 and therefore do not have vehicle parking requirements.
- 3.** Motorcycle and scooter parking may substituted for up to five automobile spaces or 5% of the required parking spaces, whichever is less. For every four motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.

B. Multi-Tenant Retail Center Parking Calculation

Parking for multi-tenant retail centers is calculated as one space required per 500 square feet of gross floor area, rather than by the individual uses. A multi-tenant retail center is defined as a group of two or more separate commercial establishments, primarily retail, but also including personal service, restaurant, office, and similar non-residential uses, that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers and strip centers.

TABLE 8-1: OFF-STREET VEHICLE PARKING REQUIREMENTS	
USE	MINIMUM REQUIRED VEHICLE SPACES
Adult Use	1 per 300sf GFA
Airport	1 per 100sf GFA of terminal area
Amusement Facility - Indoor	1 per 300sf GFA
<i>Bowling Alley</i>	<i>4 per lane</i>
<i>Movie Theater</i>	<i>1 per 4 seats for first 400 seats + 1 per 6 seats after first 400</i>
<i>Pool Hall</i>	<i>4 per table</i>
Amusement Facility - Outdoor	1 per 1,000sf GFA + 1 per 1,000sf of outdoor area
Animal Care Facility	1 per 300sf GFA
Art Gallery	1 per 500sf GFA
Arts Studio	1 per 300sf GFA
Bar	1 per 200sf GFA
Bed and Breakfast	2 spaces + 1 per guestroom
Body Modification Establishment	1 per 300sf GFA
Brewery	1 per 500sf GFA
Broadcasting Facility	1 per 1,000sf GFA
Business Support Services	1 per 300sf GFA
Campground	2 per campsite
Car Wash	Non-Automated: 2 per car wash bay + 3 stacking spaces per bay Automated: 4 stacking spaces per bay
Community Center	1 per 500sf GFA
Contractor Office	1 per 300sf GFA of office area
Convention Center	1 per 200sf GFA
Country Club	Cumulative - determined by sum of requirements for all uses within development (golf course, driving range, restaurant, etc.)
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 1,000sf GFA
Detention or Penal Institution	1 per 300sf GFA
Distillery	1 per 500sf GFA
Dwelling – Above the Ground Floor	1 per dwelling unit
Dwelling – Age-Restricted Housing	1 per dwelling unit
Dwelling – Manufactured Home	2 per home site
Dwelling – Multi-Family	2 per dwelling unit
Dwelling - Townhouse	2 per dwelling unit
Dwelling - Semi-Detached	2 per dwelling unit
Dwelling - Single-Family	2 per dwelling unit
Dwelling - Two-Family	2 per dwelling unit

TABLE 8-1: OFF-STREET VEHICLE PARKING REQUIREMENTS	
USE	MINIMUM REQUIRED VEHICLE SPACES
Educational Facility – Primary or Secondary	1.5 per classroom + 1 per 300 GFA of administration offices
Middle Schools	1.5 per classroom + 1 per 300 GFA of administration offices
High Schools	7 per classroom + 1 per 300 GFA of administration offices
All other Educational Facilities	5 per classroom + 1 per 300 GFA of administration offices
Educational Facility - University or College	1 per 300sf GFA
Educational Facility - Vocational School	1 per 300sf GFA
Financial Institution/Bank	1 per 300sf GFA + 3 stacking spaces per drive-through lane
Food Truck Park	See Article 6.1
Fraternity/Sorority	1 per 4 rooms
Freight Terminal	1 per 1,000sf GFA of terminal building
Funeral Home	1 per 150sf GFA
Furniture, Furnishings and Equipment Sales	1 per 1,000sf GFA
Gas Station	2 per pump (in addition to pump space) + 1 per 500sf GFA of retail area + 2 per service bay of accessory motor vehicle service and repair + 4 stacking spaces for car wash bay
Golf Course/Driving Range	2 per tee + requirements for other uses within development
Government Office	1 per 300sf GFA
Greenhouse/Nursery - Retail	1 per 300sf GFA + 1 per 1,000sf of outdoor area
Group Home	1 per 2 bedrooms
Halfway House	1 per 4 bedrooms
Healthcare Institution	2 per room
Heavy Retail, Rental & Service	1 per 300sf GFA + 1 per 1,000sf of outdoor area
Heliport	1 per 100sf GFA of terminal area
Hotel	1.5 per room
Industrial - Artisan	2 per studio
Industrial - Heavy	1 per 500sf GFA If warehouse space included: 1 per 10,000sf GFA of warehouse space
Industrial - Light	1 per 500sf GFA If warehouse space included: 1 per 10,000sf GFA of warehouse space
Industrial Design	1 per 300sf GFA
Industrial Services	1 per 1,000sf GFA
Live Performance Venue	1 per 200sf GFA
Lodge/Meeting Hall	1 per 300sf GFA
Manufactured Home Park	2 per home site
Marina - Commercial	1 per 2 slips
Medical/Dental Office	1 per 300sf GFA
Movie Studio	1 per 1,000sf GFA

TABLE 8-1: OFF-STREET VEHICLE PARKING REQUIREMENTS	
USE	MINIMUM REQUIRED VEHICLE SPACES
Nightclub	1 per 200sf GFA
Office	1 per 300sf GFA
Passenger Terminal	1 per 500sf GFA of terminal building
Personal Service Establishment	1 per 300sf GFA
Place of Worship	1 per 5 seats
Public Safety Facility	1 per 500sf GFA
Public Works Facility	1 per 1,000sf GFA
Reception Facility	1 per 200sf GFA
Research & Development	1 per 500sf GFA
Residential Care Facility	To be calculated on the type of facility or combination of facilities provided below
<i>Independent Living Facility</i>	<i>0.75 per dwelling unit</i>
<i>Assisted Living Facility</i>	<i>0.5 per dwelling unit</i>
<i>Hospice Care</i>	<i>0.5 per patient room</i>
<i>Nursing Home</i>	<i>0.5 per patient room</i>
Restaurant	1 per 300sf GFA
Retail Goods Establishment	1 per 300sf GFA
Salvage Yard	1 per 2,000sf of lot area
Self-Storage Facility: Climate-Controlled	1 per 50 storage units (a minimum of 4 spaces including the disabled space)
Self-Service Ice Vending Unit	1 space + ADA accessible parking space
Self-Storage Facility: Outdoor	1 per 50 storage units (a minimum of 4 spaces including the disabled space)
Shelter Housing	1 per 1,000sf GFA
Single Room Occupancy	1 per room
Social Service Center	1 per 500sf GFA
Specialty Food Service	1 per 500sf GFA
Storage Yard - Outdoor	1 per 2,000sf of lot area
Truck Stop	1 truck space per 1,000sf of lot area + 1 space (vehicle) per 200sf GFA
Truck Repair	3 truck spaces per service bay + 2 vehicle spaces per service bay
Vehicle Dealership	1 per 500sf GFA of indoor sales and display area + 4 per service bay
Vehicle Operations Facility	1 per 1,000sf GFA
Vehicle Rental	1 per 500sf GFA of indoor area (indoor vehicle storage excluded)
Vehicle Repair/Service	3 per service bay
Warehouse	1 per 20,000sf GFA of warehouse space
Wholesale Establishment	1 per 20,000sf GFA of warehouse space
Winery	1 per 500sf GFA

8.4 REQUIRED OFF-STREET LOADING SPACES

- A. Off-street loading spaces must be provided for any use that distributes or receives materials or merchandise by trucks or other commercial vehicles in accordance with Table 8-2: Off-Street Loading Requirements. In the case of multi-tenant developments, required loading spaces are calculated on the basis of each individual tenant. For example, if only one commercial tenant of a multi-tenant development is over 20,000 square feet, only one loading space is required; if all tenants are under 20,000 square feet, no loading is required.
- B. Structures that are 50 years of age or older as of the effective date of this Code and do not currently have any loading areas are exempt from off-street loading requirements. Other structures that do not provide loading spaces are nonconforming and subject to the rules of this Code for nonconforming site elements.
- C. If a use increases the floor area by 30% or more, calculated cumulatively from the effective date of this Code, accessory off-street loading spaces are required in accordance with Table 8-2.
- D. No structure is required to provide more than five loading spaces.

TABLE 8-2: OFF-STREET LOADING REQUIREMENTS	
Use Type	Number of Spaces Required
Multi-Family Dwelling	
40,000sf or more GFA	1 loading space
Commercial & Institutional Use	
20,000 - 100,000sf GFA	1 loading space
100,001 - 200,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 200,000sf)	1 additional loading space
Industrial Use	
10,000 - 40,000sf GFA	1 loading spaces
40,001 - 100,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 100,000sf)	1 additional loading space

8.5 DESIGN OF VEHICLE PARKING SPACES

A. Permitted Vehicle Parking Locations

1. Residential Uses

- a. All required off-street vehicle parking spaces for residential uses and the residential component of mixed-use developments must be located on the same lot.
- b. For single-family – detached and attached, two-family, and townhouse dwellings, required vehicle parking spaces are permitted in private driveways, but must not encroach onto the public right-of-way.
- c. Tandem vehicle parking is permitted for residential uses.
- ~~d. For single-family – detached and attached and two-family dwellings where there is alley access, all vehicle parking areas must be accessed from the alley and all vehicle parking areas must be located in the rear yard.~~

2. Non-Residential Uses

Vehicle parking for a non-residential use may be located on the same lot or within 600 feet of the use served. The maximum 600 foot distance restriction does not apply to valet parking services. However, valet parking services must provide evidence of a lot reserved for vehicle parking.

B. Dimensions of Vehicle Parking Spaces

1. Off-street vehicle parking space dimensions must meet the standards of Figure 8-1. ~~All vehicle parking spaces must have a minimum vertical clearance of seven feet six inches.~~
2. Motorcycle and scooter parking spaces must measure at least four feet in width by eight feet in length and must be identified or designated through the use of signs or pavement markings.

C. Access Requirements for Off-Street Vehicle Parking Areas

1. Each off-street vehicle space must open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. All off-street parking facilities must provide access in a manner that least interferes with traffic movement. For all uses except single-family, two-family, and semi-detached dwellings, the parking area must be designed so that the driver of the vehicle proceeds forward into traffic rather than backs out.
2. All required off-street parking facilities must have vehicular access from a street, alley, driveway, or cross-access connection.
3. ~~When a gated entrance is permitted as part of the access to an off-street parking area or a residential subdivision, such gate is required to open toward the interior of the lot.~~

D. Accessible Vehicle Parking Requirements

All parking lots must comply with the “ADA Accessibility Guidelines for Buildings and Facilities” regulations issued by federal agencies under the Americans with Disabilities Act of 1990 (ADA) for the amount and design of accessible vehicle parking spaces required in parking lots and structures. Accessible parking spaces count toward the required minimum number of parking spaces, not in addition to the minimum required.

E. ~~Hydraulic Lifts~~

~~All hydraulic lifts must be located within a parking structure. Use of hydraulic lifts, manufactured ramps, or similar mechanisms in parking lots for display purposes is prohibited.~~

F. Striping

Off-street parking areas of more than four spaces must be marked by painted lines maintained in clearly visible condition, curbs or other means to indicate individual spaces. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. Vehicle parking spaces for handicapped persons must be identified with the appropriate sign and visible at all times of the year, regardless of plant growth or similar conditions.

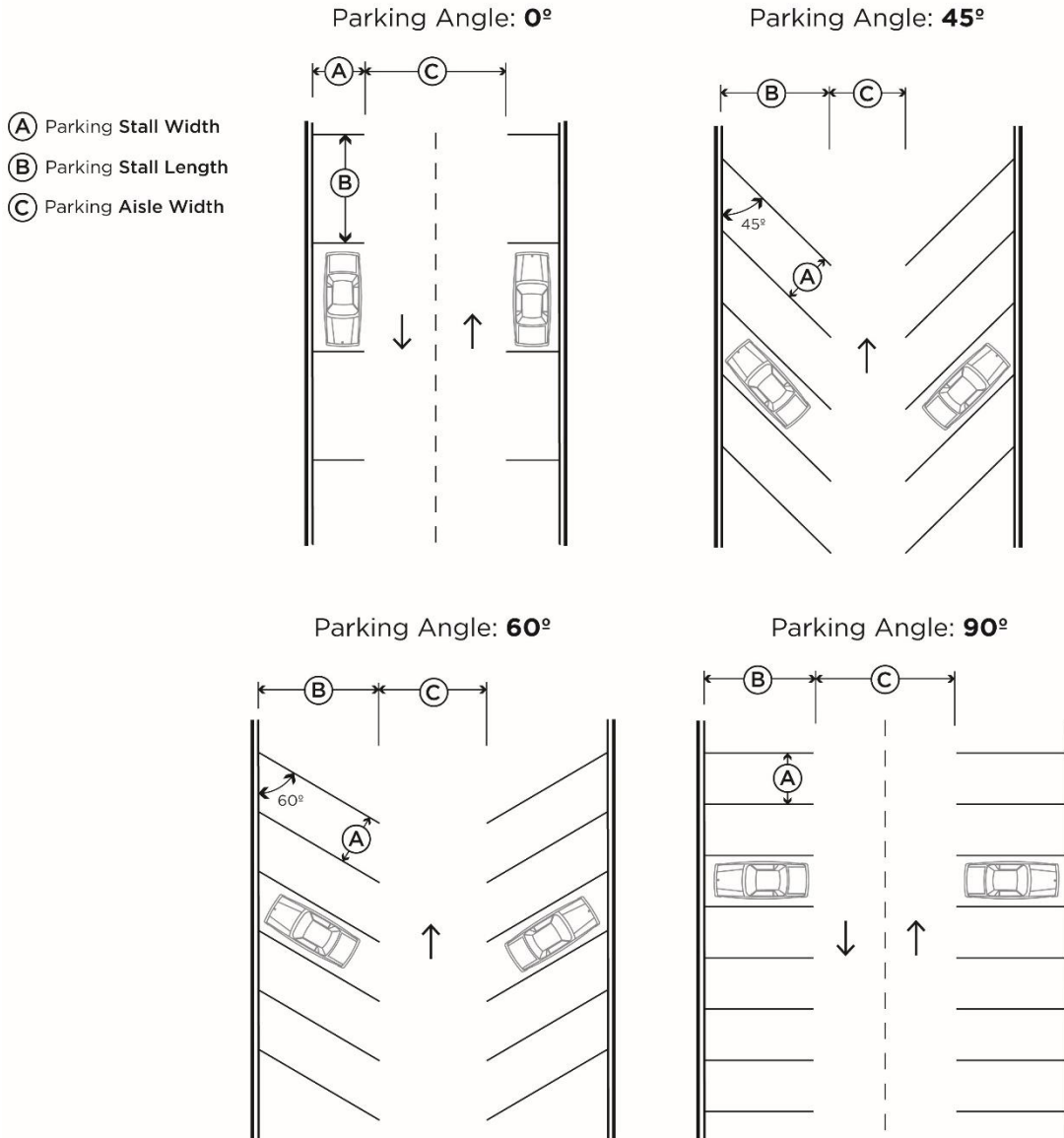
G. Curbing and Wheel Stops

Wheel stops or curbing is required when a parking space abuts a pedestrian walkway, landscape, or fences. Breaks in curbing may be provided to allow for drainage into landscape areas that can absorb stormwater.

FIGURE 8-1: PARKING LOT DIMENSIONS

Parking Angle	Minimum Parking Stall Width (A)	Minimum Parking Stall Length (B)	Minimum Parking Aisle Width (C)
0°	9'	22'	12' / 24' ¹
45°	9'	18'	12'
60°	9'	18'	16'
90°	9'	18'	24' ¹

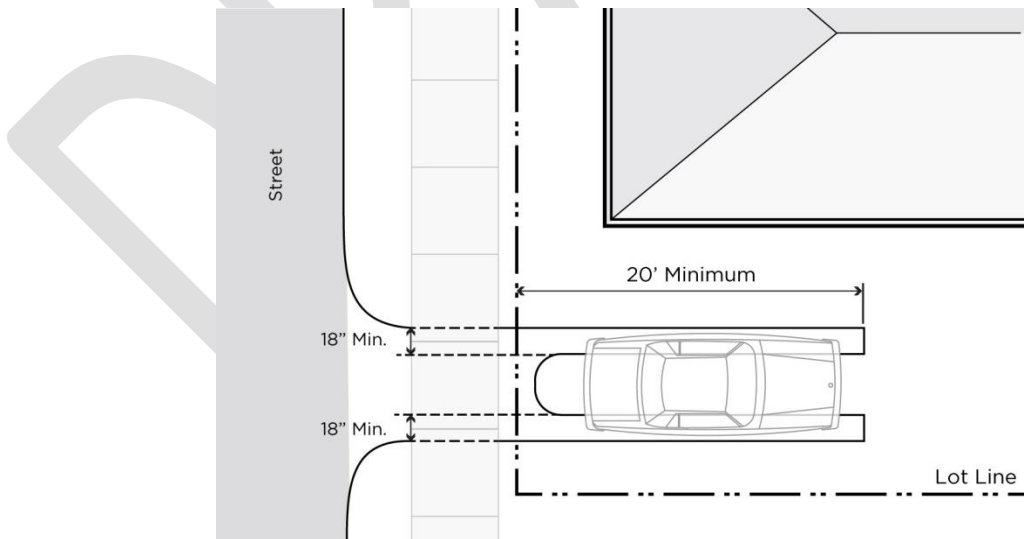
¹ Two-way traffic



H. Surfacing

1. All surface parking lots must be paved with a durable all-weather material, such as concrete or asphalt. All uneven slabs must be resurfaced to provide a smooth surface. Gravel, loose rock, or Pervious paving may be allowed, subject to permission by the Director of Public Works.
2. Driveways must be paved with a durable all-weather material, such as concrete or asphalt, and all uneven slabs must be resurfaced to provide a smooth surface. Gravel, loose rock, or pervious paving may be allowed for driveways, subject to permission by the Director of Public Works. If a gravel drive is allowed, the driveway apron must be paved with a durable all-weather material, such as concrete or asphalt, a minimum of ten feet in depth, as measured from the right-of-way line.
 - a. Single-family – detached and attached, and two-family dwellings are permitted to construct driveways constructed of pervious paving, subject to review and approval by the Director of Public Works.
 - b. All single-family – detached and attached, and two-family dwellings are permitted a gravel driveway, however a paved driveway apron a minimum of ten feet in depth, as measured from the right-of-way line, is required. The driveway apron must be paved with a durable all-weather material, such as concrete or asphalt, and all uneven slabs must be resurfaced to provide a smooth surface.
 - c. All single-family – detached and attached, and two-family dwellings are also permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide and at least 20 feet long. Groundcover must be planted between the strips; gravel between the strips is not permitted.
- ~~3. Any other areas used for off-street parking must be paved with a durable all-weather material, such as concrete or asphalt. All uneven slabs must be resurfaced to provide a smooth surface. Pervious paving may be allowed, subject to permission by the Director of Public Works.~~

FIGURE 8-2: RESIDENTIAL WHEEL STRIPS



I. Drainage and Maintenance

1. Off-street parking facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. All drainage must comply with the requirements of this Code for stormwater management.

2. Off-street parking areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

J. Lighting

Parking lot lighting must comply with Section 7.2. Adequate lighting must be provided if off-street parking spaces are used at night. All lighting must be arranged to eliminate glare on residential property by location of light fixtures or use of fixtures designed to eliminate direct view of luminaries in fixtures from residential property.

K. Landscape and Screening

All parking lots must be landscaped and screened in accordance with Article 10.

L. Pedestrian Walkway Design within Parking Areas

Clearly delineated crosswalks ~~of paving, brick paver, bituminous brick pattern stamping, or painted striping~~ must connect landscaped areas and parking lot islands to building entrances and public streets to improve safe passageway for pedestrian. Curb cuts must be included on landscaped areas or islands where such crosswalks are located.

8.6 DESIGN OF OFF-STREET LOADING SPACES

A. Location

All off-street loading spaces must be located on the same lot as the use served. No off-street loading spaces may project into a public right-of-way. No off-street loading space is permitted in a front yard.

B. Dimensions

1. All required off-street loading spaces must be a minimum of 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet.
2. Structures that are 50 years of age or older and maintain loading spaces that do not comply with the dimensions of this section are deemed legally conforming in terms of loading space dimensions. If new loading spaces are constructed, such spaces may be designed to match the dimensions of existing spaces rather than the requirements of this section.

C. Surfacing

All off-street loading spaces must be paved with a durable, all-weather material or pervious paving that can support anticipated loads.

D. Drainage and Maintenance

1. Off-street loading facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. All drainage must comply with the requirements of this Code for stormwater management.
2. Off-street loading areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

E. Access Control and Signs

Each required off-street loading space must be designed with adequate means of vehicular access to a street or alley and in a manner that will minimize interference with traffic movement.

F. Lighting

Loading facility lighting must meet the requirements of Section 7.2. Illumination of an off-street loading facility must be arranged so as to deflect the direct light away from adjacent properties and streets.

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G. Landscape and Screening

Loading facilities must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height when visible from any public right-of-way or if abutting a residential district. A dense evergreen hedge may be substituted for a fence or wall, subject to approval of the landscape plan. Buffer yard requirements in Article 10 may substitute for this requirement, subject to approval of the landscape plan.

8.7 DRIVEWAY DESIGN**A. Driveway Design****1. Single-Family – Detached or Attached and Two-Family Dwelling Residential Driveways**

- a. There is no limit to the size of a residential driveway that provides access to a detached or attached garage.
- b. A residential driveway may be shared by adjacent lots. This shared driveway location is only allowed if agreed to by the owners of each lot, and the agreement is recorded as a shared driveway servitude on each plat of survey.

2. Multi-Family Dwellings, Townhouse, and Non-Residential Driveways

With the exception of loading berths, driveways are limited to a maximum width of 14 feet for one-way drives, unless a greater width is required by the Fire Department, and a maximum of 35 feet for two-way drives.

B. Curb Cuts

1. All curb cuts require approval of the Director of Public Works.
- ~~2. Single family, two family, and semi-detached dwellings are limited to one curb cut. However, lots of 60 feet or more in width may have two curb cuts to create a circular drive.~~
- ~~3. Townhouse and multi-family dwellings are limited to one curb cut per frontage up to 100 feet of frontage, and two curb cuts where there is 100 feet or more of frontage.~~

8.8 STORAGE OF COMMERCIAL VEHICLES

- A. Any commercial vehicle, as defined by this Code, may be parked in all residential districts. All such vehicles must be in operable condition.
- B. For non-residential uses, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business. Signs placed or painted on parked vehicles where the only purpose is to advertise a product or service, or to direct the public to a business or activity located on or off the premises, are prohibited.

8.9 STORAGE OF RECREATIONAL VEHICLES

- A. For purposes of this subsection, recreational vehicles and equipment are hereby defined as including boats, boats on trailers, empty trailers, jet skis on a trailer, off-road vehicles, racing cars or cycles, travel trailers, camping trailers, folding camping trailers, truck campers, motor homes or trailers, private motor coaches, van conversions, towed trailers, and fifth wheels that are licensed by the State of Louisiana as such.
- B. These vehicles or equipment may be parked and stored in residential zoning districts ~~provided the vehicle is operational with current license tags~~. Parking or storing of recreational vehicles or boats within the public right-of-way is prohibited.
- C. No recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district and may not be hooked up to any public utilities.

- D. ~~All recreational vehicles must be maintained in mobile condition.~~ No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.

8.10 PARKING EXEMPTIONS

A. Exemptions from Parking Requirements

1. Non-residential uses of 2,500 square feet or less of gross floor area in the C-1 district are exempt from all off-street vehicle parking requirements. Non-residential uses of 2,500 square feet of gross floor area or less located within a multi-tenant retail center are not eligible for this exemption and must provide the required parking.
2. The use “neighborhood commercial establishment” is exempt from all off-street vehicle parking requirements.
3. Existing non-residential structures that are 60 years of age or older as of the effective date of this Code that currently do not provide the required amount of parking on the lot to accommodate parking are exempt from all off-street vehicle parking requirements.

8.11 SHARED PARKING

- A. Off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Table 8-3: Shared Parking Calculation. Multi-tenant retail centers are not eligible for shared parking. Mixed-use developments, multi-use office parks, and similar types of development, and property owners that establish cross-access easements are all eligible for shared parking.

- B. Table 8-3 is applied in the following manner:

1. The required number of spaces for each use is calculated according Table 8-1.
2. The required number of spaces for each use is then applied to the percentages for each timeframe according to the appropriate land use category in Table 8-3 to determine the number of required spaces. This is done for each timeframe category.
3. The numbers are summed for within each timeframe and the highest sum total in a timeframe is the required number of spaces.

TABLE 8-3: SHARED PARKING CALCULATION						
LAND USE	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	100%	100%	100%	100%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	60%	10%

- C. Shared parking may be located off-site so long as it complies with the location requirements of Section 8.5.

D. The following is a sample calculation of how this provision is applied:

SAMPLE CALCULATION

Example: multi-use office park with the following uses within the development; based on current parking requirements, the number of required spaces is:

Use & Square Footage	Parking Requirement	Number of Spaces Needed
Office: 40,000sf GFA	1 per 500sf GFA	80 spaces
Hotel/Motel: 60 rooms	1 per room	60 spaces
Restaurants: 10,000sf GFA	1 per 500sf GFA	20 spaces
Retail Establishments: 15,000sf GFA	1 per 500sf GFA	30 spaces
TOTAL SPACES REQUIRED		190 spaces

Using the shared parking calculation, these numbers are plugged into the table and using the percentages allotted to each land use for each time of day, are calculated as total spaces required per timeframe.

Land Use	Required by Code	Mid-7am		7am-6pm		6pm-Mid		Mid-7am		7am-6pm		6pm-Mid	
		%	#	%	#	%	#	%	#	%	#	%	#
Residential	N/A	100%	N/A	100%	N/A	100%	N/A	100%	N/A	100%	N/A	75%	N/A
Commercial	30	0%	0	100%	30	80%	24	0%	0	100%	30	60%	18
Restaurant	20	50%	10	70%	14	100%	20	45%	9	70%	14	100%	20
Hotel	60	100%	60	50%	30	90%	54	100%	60	65%	39	80%	48
Office	80	5%	4	100%	80	5%	4	0%	0	40%	32	10%	8
Industrial	N/A	5%	N/A	100%	N/A	5%	N/A	0%	N/A	60%	N/A	10%	N/A
TOTAL	190		74		154		102		69		115		94

With a straight parking calculation, 190 spaces are required. However, the shared parking provision allows this example multi-use office park to be constructed by-right with 154 spaces (the highest number of spaces within the various timeframes - the 7am to 6pm timeframe). This is because these timeframe calculations take into account the times of day the various uses utilize the most parking.

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