ORDINANCE NO. 2013-10

AN ORDINANCE OF THE CITY OF SANTA CRUZ
AMENDING TITLE 24, SECTION 24.12.200 OF THE MUNICIPAL CODE,
THE ZONING ORDINANCE, TO EXEMPT MIXED USE DEVELOPMENT
FROM COVERED PARKING REQUIREMENTS.

The City Council of the City of Santa Cruz ordains as follows:

Section 1. Part 3. Chapter 24.12.200 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

Part 3: OFF-STREET PARKING AND LOADING FACILITIES*

* Editor's Note: This part was originally adopted as a part of the underlying zoning ordinance, Ord. 85-05. It was revised in its entirety by Ord. 85-46, adopted 5-25-85, effective as of 6-27-85.

24.12.200 PURPOSE.
The purpose of the regulations contained herein is to reduce street congestion and traffic hazards and to add to the safety and convenience of citizens, by providing adequate, attractively designed, and functional facilities for off-street parking and loading as an integral part of every use of land in the city. A further purpose is to promote non-auto transportation and transportation/parking management. This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.
(Ord. 2002-25 § 2 (part), 2002: Ord. 94-33 § 59, 1994: Ord. 85-46 § 1 (part), 1985).

24.12.210 GENERAL PROVISIONS.
At the time any building or structure is constructed, erected or modified, or a use established, there shall be provided on the same site, for the use of the occupants, guests, clients, customers or visitors thereof, off-street parking spaces for vehicles in accordance with the requirements herein. Alternatives in lieu of or in addition to parking may be required.
(Ord. 2002-25 § 2 (part), 2002: Ord. 85-46 § 1 (part), 1985).

24.12.220 EXCEPTIONS.
Off-street parking and loading requirements set forth in this part shall not apply to agricultural uses.
(Ord. 2002-25 § 2 (part), 2002: Ord. 85-46 § 1 (part), 1985).

24.12.230 GENERAL REQUIREMENTS.
A design permit is required for a new facility or an existing facility proposed for modification, containing five or more spaces.
(Ord. 2002-25 § 2 (part), 2002: Ord. 85-46 § 1 (part), 1985).

24.12.240 NUMBER OF PARKING SPACES REQUIRED.
Where the computation of required parking spaces produces a fractional result, fractions of one-half or greater shall require one full parking space.

	Use	Spaces Required

a.	Automobile or machinery sales and service garages	1 for each 400 square feet floor area
b.	Banks without automatic teller machines	1 for each 400 square feet floor area
c.	Banks with automatic teller machines	1 for each 400 square feet floor area; plus 1.5 for each machine
d.	Business and professional offices, excluding medical and dental offices	1 for each 300 square feet floor area
e.	Billiard parlors	1.5 for each table
f.	Boarding homes for the aged	1 for each 5 beds, plus 1 for each employee
g.	Children's homes	1 for each 5 beds, plus 1 for each employee
h.	Houses of worship	1 for each 3.5 seats in the sanctuary
i.	Dancehalls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditoriums	1 for each 3 persons of design occupancy load
j.	Family daycare and foster family homes	1 for every 5 guests, plus 1 for the resident owner or manager
k.	Funeral homes, mortuaries	1 for each 5 seats of the aggregate number of seats provided in all assembly rooms
l.	Furniture and appliance stores, household equipment	1 for each 800 square feet of sales floor area
m.	Community care residential facilities	1 for each 5 guests, plus 1 for the manager, plus 1 for each employee on the shift with the maximum number of personnel
n.	Hospitals	1 for each bed, plus 1 for each employee on the shift with the maximum number of personnel
o.	Hotels, motels	1 for each unit intended for separate occupancy, plus 1 for the resident owner or manager
p.	Institutions for the aged	1 for every 5 guests, plus 1 for each employee on the shift with the maximum number of personnel
q.	Manufacturing plants, bottling plants, processing plants, packaging plants, furniture repair	1 for each 500 square feet of floor area
r.	Medical and dental clinics and offices	1 for each 200 square feet of floor area
s.	Medical (or convalescent) hospitals	1 for each 5 beds, plus 1 for each employee on the shift with the maximum number of personnel
t.	Nursing homes	1 for every 5 guests, plus 1 for the resident manager, plus 1 for each employee on the shift with the maximum number of personnel

u.	Physical fitness facilities	
	Multi-program:	1 space for each 100 square feet of floor area
	Single-program:	
	• aerobics:	1 space for each 50 square feet of floor area
	• basketball; volleyball:	1 space for each 3 persons of occupancy
	• lap pool:	2 spaces per lane plus 1 space for each 300 square feet of non-pool floor area
	• weightlifting:	1 space for each 250 feet of floor area
	Physical fitness facilities with more than 15,000 square feet of floor area shall provide an additional 10 percent of the total number of required parking spaces	
v.	Physical therapy	1 space per 200 square feet of floor area. In addition, 1 space per 50 square feet of pool (water) area

w.	**Residential Uses**					
		Number of Bedrooms				
	Type	**Efficiency**	**1**	**2**	**3**	**4 or more**
	Single-family *(including townhouses)	1.0	1.0	2.0	2.0	3 + 1 for ea. addl. bedroom
	Houseboat, duplex, triplex, multiple mobilehome	1.0	1.5	2.0	2.0	3 + 0.5 for ea. addl. bedroom
	Lodging, rooming houses and bed-and-breakfast inns		2 spaces, plus 1 for each bedroom			
	Residence halls, dormitories		0.75 space for each guest or occupant			
	Senior housing development		1 for each 3 dwelling units or rooms intended for separate occupancy, plus an area of land equal to the required off-street parking for apartments, not including required open space, which could be converted to parking should the retirement center change to a multifamily residential use			
	Small ownership unit (SOU)		1 space for each dwelling unit			
	Single-room occupancy dwelling unit, less than 300 square feet**		0.75 for each dwelling unit			
	Single-room occupancy dwelling unit,		1 for each dwelling unit			

300 square feet or more**		
Accessory dwelling unit***		1 parking space, covered or uncovered, shall be provided on site for each bedroom in addition to the required parking for the primary residence
Community housing projects		In addition to meeting above residential parking requirements, 1 additional parking space for each 4 dwelling units shall be provided

Covered Parking. At least 1 of the required parking spaces for each dwelling unit shall be covered, within a carport or a garage unless otherwise specified within Title 24. Each standard-size parking space required to be located in a garage or carport for a residential unit shall be not less than nineteen feet in length by eight and one-half feet in width (19 ft. x 8 1/2 feet).

Covered Parking Exception. Mixed-use projects are not required to provide covered parking if the project is one contiguous parcel or a vertical development.

Other exceptions. Exceptions to parking requirements maybe granted to publicly subsidized units where such requirements are in conflict with state or federal regulations or funding policies

Notes

* Tandem parking may be utilized for the required uncovered parking spaces pursuant to Section 24.12.280(4).

** (1) SRO parking requirements may be reduced by 0.25 spaces for each dwelling unit at the discretion of the approving authority if the project is either located:

a) within one quarter (1/4) mile or 1,320 feet of an alternative parking facility and spaces are available and can be committed to residents; or

b) within one quarter (1/4) mile or 1,320 feet of access to public transportation such as a bus stop and a grocery store.

(2) Parking requirements may be further reduced by 0.25 spaces if the project allows only senior residents.

(3) Parking requirements for mixed use developments in the I-G District, as permitted under Section 24.10.1510.2.m (3), may be reduced by a maximum of 0.4 spaces for each dwelling unit at the discretion of the approving authority as a part of an on site shared parking plan.

*** Accessory dwelling units only.

	Use	Spaces Required
x.	Restaurants and other establishments selling food and beverages on the premises (including bars and nightclubs without live entertainment)	1 for each 120 square feet of floor area
y.	Restaurants with counter and/or take-out service or drive-in facilities	1 for each 120 square feet of floor area, plus 1 for each 50 square feet of floor area devoted to counter/take-out service
z.	Research and development facilities	1 for each 325 square feet of floor area, or 1 for every 2 employees (maximum shift), whichever is greater
aa.	Retail stores, shops, service establishments, including shopping centers other than furniture and appliance stores	1 for each 250 square feet of floor area
ab.	Schools: • Elementary and junior high • High schools	 1 for each employee 1 for each employee, plus 1 for each 10 students
ac.	Colleges (business, beauty, etc.) and	1 for each employee, plus 1 for each 3 students

	universities	
ad.	Self-service laundry and dry cleaning establishments	1 for each 200 square feet of floor area
ae.	Service stations	3 for each lubrication or service bay, plus 1 for each employee on the day shift
af.	Sports arenas, auditoriums, assembly halls, and meeting rooms	1 for each 3.5 seats of maximum seating capacity
ag.	Theaters	1 for each 3.5 seats for the first 350 seats; plus 1 for each 5 additional seats
ah.	Wholesale establishments, warehouses, service and maintenance center, communications equipment buildings	1 for each 1,000 square feet of floor area
ai.	Recycling collection facilities • Independent • In conjunction with other uses that provide required parking	 2 spaces 0 spaces
aj.	Unspecified uses of buildings, structures, or premises	Where the parking requirement for a particular use is not specifically established in this section, the parking requirements for each use shall be determined by the zoning administrator, and such determination shall be based upon the requirements for similar uses. Public uses not specifically established in this section shall meet the parking requirement as established by the ~~zoning board~~ planning commission. The ~~board~~ planning commission shall take into account the proposed use and parking availability in the vicinity of the use.

(Ord. 2008-14 § 3, 2008: Ord. 2007-21 § 2, 2007: Ord. 2006-18 § 5, 2006: Ord. 2004-02 § 2, 2004: Ord. 2002-25 § 2 (part), 2002: Ord. 2002-02 § 2 (part), 2002: Ord. 91-14 § 5, 1991; Ord. 90-38 § 1, 1990; Ord. 89-38 § 1, 1989; Ord. 87-22 § 10, 1987; Ord. 85-46 § 1 (part), 1985)

Section 2. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 11th day of June, 2013, by the following vote:

AYES: Councilmembers Terrazas, Comstock, Lane, Mathews, Posner; Vice Mayor Robinson; Mayor Bryant.

NOES: None.

ABSENT: None.

DISQUALIFIED: None.

APPROVED: ss/Hilary Bryant, Mayor

ATTEST: ss/Bren Lehr, City Clerk Administrator

ORDINANCE NO. 2013-10

PASSED FOR FINAL ADOPTION this ___ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Mayor

ATTEST: _____
City Clerk Administrator

This is to certify that the above and foregoing document is the original of Ordinance No. 2013-10 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz

_____
City Clerk Administrator