

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: April 5, 2016  
Public Hearing: May 3, 2016

**CONTACT PERSON/PHONE:** Larry F. Nichols, (915) 212-1550, [NicholsLF@elpasotexas.gov](mailto:NicholsLF@elpasotexas.gov)  
Michael McElroy, (915) 212-1612, [McelroyMS@elpasotexas.gov](mailto:McelroyMS@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** All Districts

**SUBJECT:**

An Ordinance amending Title 20 (Zoning), Chapter 20.14 (Off-Street Parking, Loading and Storage Standards), Article I. Vehicular Parking; Section 20.14.050 (Parking Requirements and Standards), Appendix C (Table of Parking Requirements and Standards) to reduce the minimum parking requirements for vehicular parking. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **(All Districts)**

**BACKGROUND / DISCUSSION:**

The amendment proposes to reduce the minimum required parking for all uses, except residential uses, by 20%.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission – Approval Recommendation (7-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Larry F. Nichols  
Director, Planning and Inspections Department

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## **MEMORANDUM**

**DATE:** March 24, 2016

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Michael McElroy, Senior Planner

**SUBJECT: Parking Reduction Amendment**

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The City Plan Commission (CPC), on February 25, 2016, voted 7-0 to recommend **approval** of an amendment to reduce the minimum required parking for all uses, except residential uses, by 20%

There were no communications in support or opposition to the proposed amendment.

**Attachment:**  
Proposed Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.14 (OFF-STREET PARKING, LOADING AND STORAGE STANDARDS), ARTICLE I. VEHICULAR PARKING; SECTION 20.14.050 (PARKING REQUIREMENTS AND STANDARDS), APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS) TO REDUCE THE MINIMUM PARKING REQUIREMENTS FOR VEHICLE PARKING. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, Title 20 (Zoning) of the El Paso City Code contains regulations establishing the required number of parking spaces necessary to adequately serve certain buildings and uses within those buildings; and,

**WHEREAS**, Plan El Paso's Goal 4.10 states "The City will strategically manage the amount, location, and physical form of on-street and off-street parking to help achieve the Transportation and Regional Land Use Patterns goals of Plan El Paso; and

**WHEREAS**, City Council has determined that the minimum number of parking spaces required under the code is too excessive and is detrimental to the development and redevelopment of the City; and,

**WHEREAS**, City Council has determined that a twenty percent parking reduction for all uses except residential would not be detrimental to the health, safety, morals, and general welfare of the public,

**WHEREAS**, the City Plan Commission has reviewed and recommended the adoption of changes to reduce the standards for parking minimums; and,

**WHEREAS**, the City Council having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendment, finds that the adoption of the regulations as submitted will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

**SECTION 1.** That Title 20 (Zoning), Chapter 20.14 (Off-Street Parking, Loading and Storage Standards), Article I. Vehicular Parking; Section 20.14.050 (Parking Requirements and Standards), Section C. Table of Parking Requirements and Standards, Appendix C (Table of Parking Requirements and Standards) is amended to reduce the minimum parking standards by twenty percent (20%) for all uses, except residential, as more particularly described by

Exhibit "A" attached to this ordinance.

**SECTION 2.** Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**THE CITY OF EL PASO**

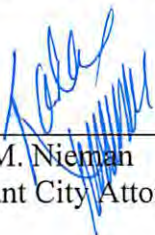
\_\_\_\_\_  
Oscar Leeser  
Mayor

*(Signatures to follow on the following page)*

**ATTEST:**

\_\_\_\_\_  
Richarda Momsen Duffy  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Larry F. Nichols, Director  
Planning and Inspections Department

**ORDINANCE NO.** \_\_\_\_\_  
16-1007-1621/ 501455\_2 / Amend. Title 20/ Parking Reduction  
KMN

# Exhibit "A"

El Paso, Texas, Code of Ordinances >> Title 20 - ZONING >> Appendix C - PARKING REGULATIONS >>
Appendix C - PARKING REGULATIONS

PARKING TABLE	Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require 200/500 =0.4 or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require 250/500 -0.5 or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require 24,400/500 = 48.8 or 49 parking space.
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1.00	Agricultural & Related Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
1.01	Animal cemetery	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.03	Animal kennel	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.04	Animal pound	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.05	Animal training facility (school)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.06	Barn	None	None	None	None	Allowed	<a href="#">2G</a>
1.07	Composting facility	1/720 sf GFA	1/500 sf GFA	None	None	Allowed	<a href="#">2G</a>
1.08	Dude ranch	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.09	Farm (>5 acres)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	<a href="#">2G</a>
1.11	Feed yard	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	<a href="#">2G</a>
1.12	Greenhouse (Industrial-scale)	1/2880 sf GFA of buildings	1/2000 sf GFA of buildings	None	None	Allowed	<a href="#">2G</a>
1.13	Harvesting (field, tree, bush crops)	None	None	None	None	Allowed	<a href="#">2G</a>
1.14	Livestock auction	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	<a href="#">2G</a>
1.15	Livestock grazing	None	None	None	None	Allowed	<a href="#">2G</a>
1.16	Nursery (Industrial-scale)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	3 SPACES	None	Allowed	<a href="#">2G</a>
1.17	Pasturage & raising (small or large animals)	None	None	None	None	Allowed	<a href="#">2G</a>
1.18	Poultry hatchery	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	<a href="#">2G</a>
1.19	Produce stand	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.20	Raising (field, tree, bush crops)	None	None	None	None	Allowed	<a href="#">2G</a>
1.21	Raising (small or large animals)	1/432 sf GFA	1/300 sf GFA	None	None	Allowed	<a href="#">2G</a>
1.22	Riding academy	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.23	Stable (including breeding)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.24	Veterinary treatment center (large animals)	1/576 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
1.25	Veterinary treatment center (small animals)	1/576 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	<a href="#">2G</a>
2.00	Commercial Storage & Processing	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
2.01	Automobile wrecking yard	1/576 sf GFA	1/400 sf GFA	None	1/acre: max 10	Allowed	<a href="#">2C</a>
2.02	Bottling works	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/100,000 sf; min 1	Allowed	<a href="#">2C</a>
2.04	Contractor yard (greater than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	1/acre: max 10	Allowed	<a href="#">2C</a>
2.05	Contractor yard (less than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	One	Allowed	<a href="#">2C</a>
2.06	Explosives (storage)	1/1440 sf GFA	1/1000 sf GFA	None	One	Allowed	<a href="#">2C</a>
2.07	Food Storage Locker	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	None	Allowed	<a href="#">2C</a>
2.08	Warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	<a href="#">2C</a>
2.09	Liquified petroleum gas (storage & dispensing)	1/1440 sf GFA	1/1000 sf GFA	None	Two	Allowed	<a href="#">2C</a>
2.12	Moving & storage facility	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	<a href="#">2C</a>
2.13	Office warehouse	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	<a href="#">2C</a>
2.14	Salvage yard (scrap materials)	1/1440 sf GFA	1/1000 sf GFA	None	1/acre: max 10	Allowed	<a href="#">2C</a>
2.15	Self storage warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	<a href="#">2C</a>
2.16	Storage of supplies, equipment, goods	1/7200 sf GFA warehouse plus 1/7200 sf outdoor storage	1/5000 sf GFA warehouse plus 1/5000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	<a href="#">2C</a>
3.00	Educational, Institutional & Social	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
3.01	Adult day care center	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	<a href="#">2A, B</a>
3.02	Art gallery	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 20,000 sf GFA = 1	Allowed	<a href="#">2A, B</a>
3.03	Child care facility, Type 3	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	<a href="#">2A, B</a>
3.04	Child care facility, Type 4	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	<a href="#">2A, B</a>
3.05	Child care facility, Type 5	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	<a href="#">2A, B</a>
3.07	Child care facility, Type 7	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	<a href="#">2A, B</a>
3.09	Church/Mosque	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	<a href="#">2A, B</a>

3.10	Community center	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2A, B
3.11	Convent	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.12	Correctional facility	NOTE 1	NOTE 1	None	NOTE 1	Not Allowed	2A, B
3.13	Library	1/432 sf GFA	1/300 sf GFA	NOTE 3	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA =	Allowed	2A, B
3.14	Lodge	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2A, B
3.15	Monastery	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.16	Museum	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2A, B
3.17	Orphanage, shelter	NOTE 1	NOTE 1	NOTE 3	None	Not Allowed	2A, B
3.18	Transitional housing	1/480 GFA, minimum of 3 spaces					
3.18	Penal facility	NOTE 1	NOTE 1	None	Two	Not Allowed	2A, B
3.19	School, Public, & Private or Parochial	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	2A, B
3.20	School, public, private or parochial (Pre-K through 8)	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 25,000 sf GFA = 1	Allowed	2A, B
3.21	School, Trade	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.22	School, vocational B77	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.23	Social, fraternal club	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.24	Synagogue	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.25	Temple	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.26	Union hall	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.27	University, college	Dorms = 1/4 residents; Gyms = 1/576 sf GFA; Admin/Offices = 1/432 sf GFA; Classroom Facilities = 1/720 sf GFA	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	NOTE 3	1/50,000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	2A, B
3.28	Youth organization (with/without living facility)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2A, B
4.00	Office & Research Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	None	Not Allowed	2A, B
4.02	Bank	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.03	Courier & message service	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.04	Credit union	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.05	Data processing center	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.06	Employment agency	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.07	Financial institution	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.08	Office, administrative/manager's	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.09	Office, business	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.10	Office, medical	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	2A, B
4.11	Office, professional	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.12	Radio broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.13	Research Laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.14	School, Arts & Crafts	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Allowed	2A, B
4.15	Studio, Dance	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.16	Studio, Music	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.17	Studio, Photography	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.18	Telemarketing agency	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.19	Television broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
5.01	Minimal Food Manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.02	Animal slaughter & processing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.03	Apparel manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.04	Beverage product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.05	Bread & bakery product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.06	Brewery	1/864 sf GFA	1/600 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.07	Chemical manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.08	Coal products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.09	Commercial & service industry manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.11	Computer product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.12	Dairy Product Manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.13	Electronic product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.14	Fabricated metal product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.15	Food manufacturing, other	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.17	Grain & oil seed milling	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.18	Household product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

5.19	Leather & allied product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.20	Machinery manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.21	Nonmetallic mineral product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.22	Paper products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.23	Petroleum products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.24	Plastic products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.25	Primary metal manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.26	Recycling collection facility (large)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.27	Recycling collection facility (small)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	None	Allowed	<a href="#">2C</a>
5.28	Reverse vending machines	None	One	None	None	Allowed	<a href="#">2C</a>
5.29	Rubber product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.30	Seafood product preparation & processing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.31	Sugar & confectionery product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.32	Testing laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Allowed	<a href="#">2C</a>
5.33	Textile mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.34	Textile product mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.35	Tobacco product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.36	Transportation equipment manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
5.37	Wood products manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	<a href="#">2C</a>
6.00	Medical & Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
6.01	Assisted living facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.02	Clinic	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.03	Convalescent home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.04	Drug store	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	<a href="#">2I, C</a>
6.05	Hospital	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.06	Intermediate care facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.07	Medical laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.08	Medical treatment facility	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.09	Nursing home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	<a href="#">2I, C</a>
6.10	Optical dispensary	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	<a href="#">2I, C</a>
6.11	Pharmacy	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	<a href="#">2I, C</a>
6.12	Rest home	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	<a href="#">2I, C</a>
6.13	Sanitarium	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	<a href="#">2I, C</a>
7.00	Mining & Quarrying Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
7.01	Batching plant	None	None	None	None	Allowed	<a href="#">2F</a>
7.02	Borrow pit (commercial)	None	None	None	None	Allowed	<a href="#">2F</a>
7.03	Drilling gas well	None	None	None	None	Allowed	<a href="#">2F</a>
7.04	Drilling oil well	None	None	None	None	Allowed	<a href="#">2F</a>
7.05	Quarry	None	None	None	None	Allowed	<a href="#">2F</a>
7.06	Raw material processing	None	None	None	None	Allowed	<a href="#">2F</a>
7.07	Sand & gravel extraction	None	None	None	None	Allowed	<a href="#">2F</a>
7.08	Shaft mining	None	None	None	None	Allowed	<a href="#">2F</a>
7.09	Strip mining	None	None	None	None	Allowed	<a href="#">2F</a>
8.00	Motor Vehicle Sale & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
8.01	Ambulance service	1/576 sf of GFA of buildings; plus 1/ambulance	1/400 sf of GFA of buildings; plus 1/ambulance	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.02	Automobile (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed Storage Only	<a href="#">2C</a>
8.03	Automobile part sales	1/576 sf of GFA of buildings	1/400 sf of GFA of buildings	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.05	Automotive repair garage	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.06	Automotive service station	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	<a href="#">2C</a>
8.08	Bus (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	<a href="#">2C</a>
8.09	Carwash, full-service	1/576 sf of GFA of buildings; includes parking in queue	1/400 sf of GFA of buildings; includes parking in queue	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.10	Carwash, self-service	1/576 sf of GFA of buildings; includes parking in bays	1/400 sf of GFA of buildings; includes parking in bays	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.11	Commercial fueling station	1/360 sf of GFA of buildings, not counting parking in fueling	1/250 sf of GFA of buildings; not counting parking in fueling areas	3 SPACES	None	Not Allowed	<a href="#">2C</a>

8.12	Contractor equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	<a href="#">2C</a>
8.13	Farm equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	<a href="#">2C</a>
8.14	Heavy equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	<a href="#">2C</a>
8.15	Heavy truck (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	<a href="#">2C</a>
8.16	Light truck (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed for Sales, Service or Rental	<a href="#">2C</a>
8.17	Light truck part sales	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.18	Manufactured home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	<a href="#">2C</a>
8.19	Mobile home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	<a href="#">2C</a>
8.20	Motor Vehicle Repair (Major)	2/each service bay not counting bay as parking	3/each service bay not counting bays as parking spaces	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.21	Motor Vehicle Repair (Minor, Vehicle Inspections Station)	2/each service bay not counting bay as parking	3/each service bay not counting bays as parking	3 SPACES	None	Not Allowed	<a href="#">2C</a>
8.22	Motorcycle (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed for Sales, Service or Rental	<a href="#">2C</a>
8.23	Recreation vehicle park	1/576 sf of GFA of building; plus stall parking area	1/400 sf of GFA of buildings; plus stall parking area	3 SPACES	None	Allowed	<a href="#">2C</a>
8.24	Trailer, 18-wheeler (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	<a href="#">2C</a>
8.25	Truck stop	1/720 sf GFA of buildings	1/500 sf GFA of buildings	3 SPACES	None	Not Allowed	<a href="#">2C</a>
9.00	Parking & Loading	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
		Not applicable	Not applicable			Not Allowed	N/A
		Not applicable	Not applicable			Not Allowed	N/A
		Not applicable	Not applicable			Not Allowed	N/A
		Not applicable	Not applicable			Not Allowed	N/A
		Not applicable	Not applicable			Not Allowed	N/A
		Not applicable	Not applicable			Not Allowed	N/A
9.01	Garage, parking (commercial)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Allowed	Dependent upon use
10.00	Personal Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
		1/360 sf GFA	1/250 sf GFA			Allowed	<a href="#">2C</a>
		1/360 sf GFA	1/250 sf GFA			Allowed	<a href="#">2C</a>
		1/288 sf GFA	1/200 sf GFA of buildings		One	Allowed	<a href="#">2C</a>
		1/576 sf GFA of building	1/400 sf GFA of buildings		None	Allowed	<a href="#">2C</a>
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Not Allowed
		1/360 sf GFA	1/250 sf GFA		3 SPACES	None	Allowed
		1/144 sf GFA of visitor area	1/100 sf GFA of visitor area		3 SPACES	None	Allowed
		1/288 sf GFA	1/200 sf of GFA		NOTE 3	None	Not Allowed
		1/288 sf floor area	1/200 sf floor area		NOTE 3	One	Not Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Not Allowed
		1/576 sf GFA of building	1/400 sf GFA of building		3 SPACES	One	Allowed
		1/144 sf GFA of visitor area	1/100 sf GFA of visitor area		3 SPACES	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
		1/360 sf GFA	1/250 sf GFA		NOTE 3	None	Allowed
11.00	Recreation Amusement & Entertainment	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
		1/144 sf GFA	1/100 sf GFA			Not Allowed	<a href="#">2D</a>
		1/288 sf GFA	1/200 sf GFA			Allowed	<a href="#">2D</a>
		1/1440 sf GFA of indoor & outdoor rec. areas	1/1000 sf GFA of indoor & outdoor rec. areas			Allowed	<a href="#">2D</a>
		1/720 sf GFA	1/500 sf GFA			None	Allowed
		1/720 sf GFA of buildings, pools and courts	1/500 sf GFA of buildings, pools and courts			None	Allowed
		1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas			One	None
		1/360 sf GFA	1/250 sf GFA			None	Allowed
		1/360 sf GFA	1/250 sf GFA			None	Allowed



11.08	Bingo hall	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.09	Bowling alley	1/266 sf GFA	1/185 sf GFA	NOTE 3	One	Allowed	2D
11.10	Campground	1/576 sf GFA of buildings; not counting camping unit spaces	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	2D
11.11	Coliseum	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.12	Community recreational building	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2D
11.13	Convention center	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.14	Dancehall	1/90 sf GFA	1/50 sf of GFA	NOTE 3	One	Allowed	2D
11.15	Exercise facility (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	One	Allowed	2D
11.16	Exhibition hall	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.17	Fairground	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.18	Gambling casino	1/396 sf GFA	1/50 sf of GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.19	Go-cart track	1/1440 sf outdoor rec. area; & 1/288 sf GFA of buildings	1/1000 sf outdoor rec. area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.20	Golf course (with/without restaurant & bar)	1/288 sf GFA meeting rooms; plus 1/144 sf GFA restaurant and bar areas; plus 1/576 sf GFA of other areas	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.22	Golf driving range	0.9/tee spaces plus 1/288 sf GFA of buildings	1/tee space plus 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.23	Ice skating facility	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.24	Laser games center	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.25	Miniature golf course	0.9/hole	1/hole	NOTE 3	None	Allowed	2D
11.26	Movie theatre (indoor)	1/3.6 seats	1/2.5 seats	NOTE 3	None	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	1.0/speaker station	None	None	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.29	Nude live entertainment club	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.30	Paint ball center (indoor)	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2D
11.31	Paint ball center (outdoor)	1/1440 sf outdoor rec. area; & 1/288 sf GFA of buildings	1/1000 sf outdoor rec. area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.32	Park	2 per acre of outdoor recreation area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the park.		With rec. building, 10 spaces minimum; w/out building 5 minimum	None	Allowed	2D
11.33	Racetrack, auto or truck	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.34	Racetrack, motorcycle	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2D
11.36	Racquetball club (outdoor) with/without restaurant & bar)	1/576 sf GFA of buildings & courts	1/400 sf GFA of buildings & courts	NOTE 3	None	Not Allowed	2D
11.37	Roller skating facility	1/432 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2D
11.38	Sauna, exercise room	None	None	NOTE 3	None	Not Allowed	2D
11.39	Shooting range, archery, gun (indoor)	0.9/shooting station	1/shooting station	NOTE 3	None	Not Allowed	2D
11.40	Shooting range archery or gun (outdoor)	0.9/shooting station	1/shooting station	None	None	Not Allowed	2D
11.41	Skateboarding facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1440 sf outdoor rec. area	1/1000 sf outdoor rec. area	NOTE 3	None	Not Allowed	2D
11.44	Sports arena/Stadium	1/7 seats in main area	1/5 seats in main arena	NOTE 3	1/100,000 sf; min 1	Not Allowed	2D
11.45	Swimming pool (commercial)	1/432 sf GFA pool areas & buildings	1/300 sf GFA pool areas & buildings	NOTE 3	None	Not Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.48	Theatre, performing	1/6 seats or 1/144 sf of floor area	1/4 seats or 1/100 sf of floor area	NOTE 3	1/100,000 sf; min 2	Not Allowed	2D
11.49	Tramway	19 spaces/use	20 spaces/use	NOTE 3	None	Allowed	2D
12.00	Repair & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
12.01	Commercial equipment repair	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.02	Electronic equipment repair	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.03	Household goods repair	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.04	Industrial equipment repair	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.05	Personal goods repair	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.06	Precision equipment repair	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		None				Required	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None		None	None	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt; 2/two or more		NOTE 3	None	Allowed	2C
13.03	Bed and Breakfast (residence)	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.04	Bed and Breakfast Inn	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence		NOTE 3	None	Allowed	2C
13.06	Boarding home facility	1 space per every 2 bedrooms or portion thereof, and 1 space per every 2 employees or portion thereof		NOTE 3	None	Allowed	2H
13.07	Domestic garden house, toolhouse, playhouse	None		None	None	Allowed	2H
13.08	Domestic storage	None		None	None	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit		None	None	Allowed	2H

13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit		None	None	Allowed	2H
13.11	Family home	1/3 resident bedrooms plus number required for operator's residence		None	None	Allowed	2H
13.12	Guest, employee quarters	2/dwelling unit		None	None	Allowed	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit		None	None	Allowed	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit		None	None	Allowed	2H
13.15	Hotel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space		3 SPACES	1/100,00 sf GFA	Allowed	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit		None	None	Allowed	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required for each unit		None	None	Allowed	2H
13.18	Industrialized House	2/dwelling unit in each unit		None	None	Allowed	2H
13.19	Laundry room	None		None	Allowed	N/A	
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit		None	None	Allowed	Dependent upon use
13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence		3 SPACES	None	Allowed	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit		None	None	Allowed	2H
13.23	Manufactured home park	2 for office and laundry building; plus number required for each unit		None	None	Allowed	2C
13.24	Motel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space		3 SPACES	1/100,000 sf GFA	Allowed	2C
13.25	Quadraplex	2/dwelling unit		None	None	Allowed	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA		None	None	Allowed	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit		None	None	Allowed	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence		3 SPACES	None	Allowed	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit		None	None	Allowed	2H
13.31	Single-family detached dwelling	2/dwelling unit		None	None	Allowed	2H
13.32	Swimming pool, game court (non-commercial)	None		None	Allowed	2H	2H
13.33	Triplex	2/dwelling unit		None	None	Allowed	2H
14.00	Sales, Retail & Wholesale	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
14.01	Adult book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.02	Bakery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.03	Book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.04	Boutique	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.05	Cafeteria	1/144 sf GFA	1/100 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	None	Allowed	2C
14.08	Convenience store	1/432 sf GFA	1/300 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.09	Convenience store with gas pumps	1/360 sf GFA of building, not counting spaces at the pumps	1/250 sf GFA of building; not counting spaces at the pumps	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.10	Delicatessen	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.12	Farm supply store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.13	Feed dealer	1/720 sf GFA	1/500 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.14	Flea market (indoor)	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.15	Flea market (outdoor)	1.2/food vendor stall plus 1/other vendor stall (not counting stall space)	2/food vendor stall plus 1/other vendor stall (not counting stall space)	NOTE 3	None	Allowed	2C
14.16	Flower shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.17	Grocery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.18	Hobby store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.19	Home Improvement Center	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.20	Ice cream parlor	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.21	Material sales (building & construction)	1/720 sf GFA of buildings and roofed structures	1/500 sf GFA of buildings and roofed structures	NOTE 3	1/50,000 sf GFA of buildings and roofed structures	Allowed	2C
14.22	Music Store	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.23	Newspaper Printing Facility	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.24	Nursery, greenhouse	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.25	Other retail establishment (high-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.26	Other retail establishment (low-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.29	Package liquor store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.30	Pawn shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.31	Pet shop (including grooming)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.32	Print & copy shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.33	Produce stand	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.34	Restaurant (drive-in or walk-up)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2C
14.35	Restaurant (sit down)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.36	Shopping center, community	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.37	Shopping center (regional)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/360 sf GFA	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	2C
14.39	Specialty shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.40	Sporting goods store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

14.41	Supermarket	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.42	Superstore	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.43	Warehouse club	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
15.00	Signs	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
15.01	On-premise advertising	None	None	None	None	Allowed	N/A
15.02	Off-premise advertising	None	None	None	None	Allowed	N/A
16.00	Temporary Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
16.01	Amusement rides, park	NOTE 1	NOTE 1	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	None	Allowed	2E
16.03	Christmas tree stand	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.04	Circus	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	None	Allowed	2E
16.06	Firewood sales	1/1440 sf of gross storage and sales area	1/1000 sf of gross storage and sales areas	None	None	Allowed	2E
16.07	Garage sales	None	None	None	None	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	None	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/576 sf GFA	1/400 GFA	None	None	Allowed	2E
16.10	Model dwelling	1.8/unit	2/unit	None	None	Allowed	2E
16.11	Carnival	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	None	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	None	Allowed	2E
16.17	Tents (special events)	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.18	Yard sale	None	None	None	None	Allowed	2E
17.00	Towers & Related Structures	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	None	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	None	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	None	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	None	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	None	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	None	Allowed	N/A
17.08	Solar conversion systems	None	None	None	None	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	None	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.11	Wind-driven electrical generator, pump	None	None	None	None	Allowed	N/A
18.00	Transportation Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
18.01	Airpad	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2E
18.02	Airport	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2E
18.03	Auxiliary rail facilities	None	None	None	None	Subject to Application	2E
18.04	Auxiliary tracks	None	None	None	None	Subject to Application	2E
18.05	Diesel maintenance facility	None	None	None	None	Subject to Application	2E
18.06	Heliport	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2E
18.07	Helistop	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2E
18.08	Interlocking tower	None	None	None	None	Subject to Application	2E
18.09	Intermodal facility	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2E
18.10	Motor carrier terminal	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2E
18.11	Passenger station	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2E
18.12	Railroad R.O.W.	None	None	None	None	Subject to Application	2E
18.13	Railroad repair shop	None	None	None	None	Subject to Application	2E
18.14	Railroad spur tracks	None	None	None	None	Subject to Application	2E
18.15	Railyard	None	None	None	None	Subject to Application	2E
18.16	Transportation terminal, Type A	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2E
18.17	Transportation terminal, Type B	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2E

19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
19.01	Communication utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	<a href="#">2F</a>
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this	Subject to Application	<a href="#">2F</a>
19.04	Major utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	<a href="#">2F</a>
19.05	Minor utility facility	None	None	None	None	Subject to Application	<a href="#">2F</a>
19.06	Resource recovery plant	None	None	None	None	Subject to Application	<a href="#">2F</a>
19.07	Sanitary landfill	None	None	None	None	Subject to Application	<a href="#">2F</a>
19.08	Stormwater retention basin (public/private)	None	None	None	None	Subject to Application	<a href="#">2F</a>
19.09	Utility storage yard	None	None	None	None	Subject to Application	<a href="#">2F</a>
19.10	Water & wastewater utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	<a href="#">2F</a>

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR
NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR SECTION 20.14.080

A.	B.	C.	D.
Office, Educational or Institutional less than or equal to 5000 SF building: Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".	Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses: Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade. All required parking for visitors, customers, employees, or patrons shall be hard surfaced. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate. All access drives to required parking shall be hard surfaced. All Loading Docks and all other loading areas shall be hard surfaced.	Recreation, Amusement, and Entertainment: For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided. Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the city manager or designee. All access drives to required hard surfaced parking shall be <del>hard surfaced</del> .	Temporary Uses: Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee. Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements. The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.
E.	F.	G.	H.
Temporary Uses: Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee. Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements. The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.	Agricultural and related uses: Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.	Residential: Gravel/screening surfaces may be incorporated for: 1. Required parking located at a distance no less than 20 feet from the front property line. 2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee.	Non-Allowed Uses and Restrictions: Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays. Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF). Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces. No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations. No parking is allowed on top of landscaping or areas not specifically designated for parking.
<b>Note 3:</b> When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.			



## Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Vote: - Recommendation (7-0)
- Public Input: No communications in support or opposition to the rezoning request.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



# **Title 20 Zoning Code Amendment**

## **Parking Minimum Requirements**

### **Subject:**

Chapter 20.14 (Off-Street Parking, Loading, and Storage) Section 20.14.050 (Parking Requirements and Standards), Subsection C. Table of Parking Requirements and Standards, Appendix C (Table of Parking Requirements and Standards)

### **Proposal:**

Reduce the parking minimum for all uses, except residential uses, by 20 percent.

### **Basis:**

*Plan El Paso* Goal 4.10

American Planning Association

Research of six Texas cities to include San Antonio, Houston, Austin, Laredo, Galveston and Dallas.



# Amendment Background

- Development stakeholders (i.e. developers, contractors, property owners, project managers, etc.) have expressed concerns to Planning staff on off-street parking requirements as currently codified.
- Minimal relief is available through administrative reductions.
- Parking reductions currently include a 10% parking reduction by the Zoning Administrator, 10% by the replacement of parking spaces with extra bicycle parking spaces, (i.e. six bicycle spaces for every parking space reduced within the allotted 10%), 15% reduction through the ZBA, and shared parking agreement permit which allows property owners to share parking with other properties within a 300 ft. radius of existing development .





# Plan El Paso Goal 4.10

Goal	Policy	Responsible Department(s)
<b>Parking</b>		
<b>Goal 4.10:</b> The City will strategically manage the amount, location, and physical form of on-street and off-street parking to help achieve the Transportation and Regional Land Use Patterns goals of <i>Plan El Paso</i> .	<b>Policy 4.10.1:</b> The effective supply of parking can be increased by building more spaces or by reducing demand. <ul style="list-style-type: none"> <li>a. Where parking supply needs to be increased on valuable land, parking garages may be constructed provided they are lined with habitable or storefront space to shield the garage from view and to provide a safe interesting environment for pedestrians.</li> <li>b. As part of a long-term strategy, land devoted to surface parking lots in existing developed areas should be reduced through shared parking strategies, reduction in parking demand, and infill development on unneeded parking lots.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning &amp; Economic Development</li> </ul>
	<b>Policy 4.10.2:</b> In most cases, effective management of the existing parking supply is preferred over the creation of additional parking spaces. If management strategies cause spillover parking in adjoining neighborhoods, neighborhood parking permits can give parking priority to residents over visitors.	<ul style="list-style-type: none"> <li>• Planning &amp; Economic Development</li> </ul>
	<b>Policy 4.10.3:</b> As part of the development and redevelopment process, the following policies should be followed: <ul style="list-style-type: none"> <li>a. Shared on-street parking spaces are preferred to separate parking lots for each user.</li> <li>b. New parking lots should be placed behind or on the side of buildings instead of between buildings and the street.</li> <li>c. Do not provide more parking than is likely to be needed.</li> <li>d. Provide suitable loading zones for deliveries.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning &amp; Economic Development</li> </ul>



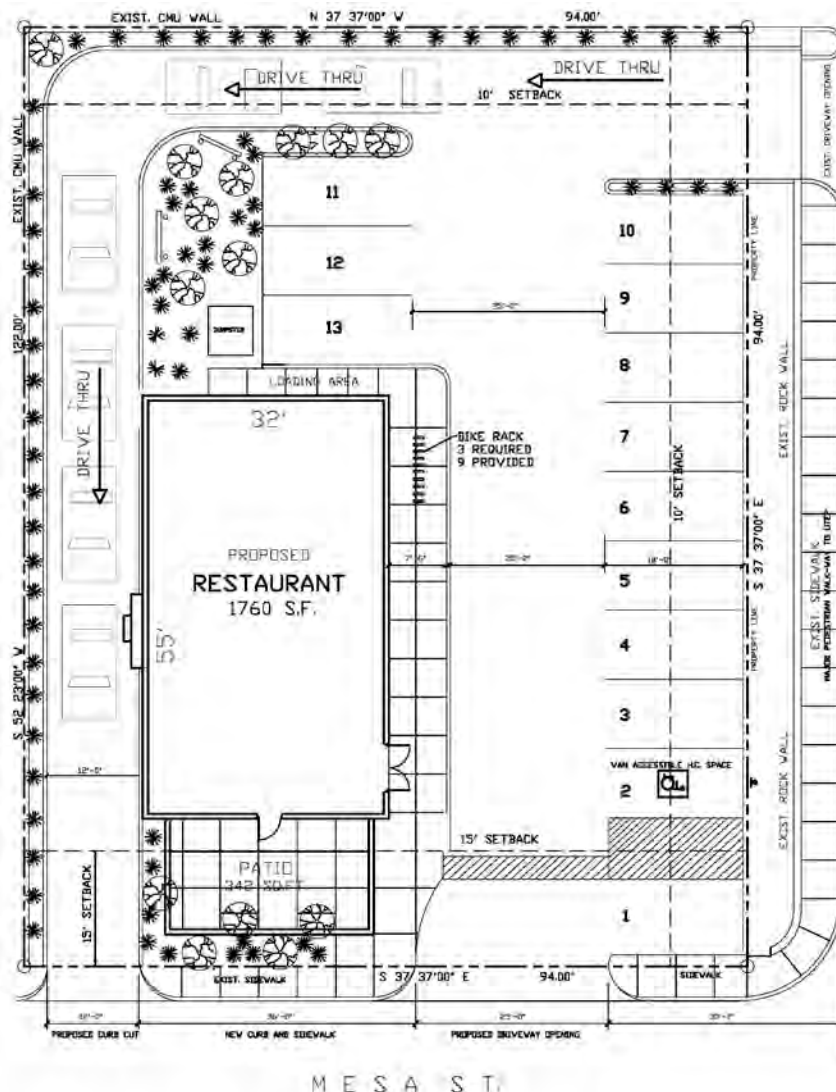


# Recent Parking Reduction Example

A new restaurant requiring 18 parking spaces, but limited to 13:

1. 15% ZBA reduction
2. 10% administrative reduction
3. 1 vehicle space for 6 bicycles swap

**3 separate actions to achieve a moderate 28% reduction in vehicular parking**







# Parking Minimum Comparison

Use	Parking Requirements						
	Parking Ratio						
	El Paso (877.2K)	Laredo (282.1K)	Austin (1.99 mil)	Houston (6.62 mil)	San Antonio (1.49 mil)	Galveston (48.7K)	Dallas (1.25 mil)
<b>Retail (General)</b>	1/300 s.f. (Minimum)	One (1) per each 200 sq. ft. up to 5000 sq. ft.; one (1) per each 250 sq. ft. if greater than 5000 sq. ft.	1/275 s.f.	4 spaces for every 1,000 sq. ft.	Min: 1 per 300. Max: 1 per 200.	1 space per 300	1 space per 200
<b>Restaurants</b>	1/120 s.f. (Minimum)	Twelve (12) parking spaces per 1,000 sq. ft.	<2,500 sq. ft. = 1 space/100 sq. ft. and 2,500 + sq. ft. = 1 space/75 sq. ft.	8 spaces for every 1,000 sq. ft.	Min: 1 per 100. Max: 1 per 40.	1 space per 4 fixed seats, 1 space per 60 sq. ft. if movable seating	1 space per 100
<b>Nightclub and bar</b>	1/120 s.f. (Minimum)	One (1) for each 60 sq. ft. of floor area, or one (1) space for each three (3) seats, whichever is greater	Up to 2,500 s.f. = 1/100 s.f.; 2,501 to 10,000 s.f. = 1/50 s.f.; 10,000 s. f. = 1/25 s.f.	10 spaces for every 1,000 sq. ft.	Min: 1 per 100 sf of GSF. Max: 1 per 75sf of GSF	1 space per 300	1 space per 100
<b>Grocery</b>	1/300 s. f. (Minimum)	One per each 200 sq. ft. up to 5000 sq. ft.; one per each 250 sq. ft. if greater than 5000 sq. ft.	1/275 s.f.	5 spaces for every 1,000 sq. ft.	Min: 1 per 300. Max: 1 per 200	1 space per 300	1 space per 200
<b>Office (Business and Professional)</b>	1/480 s.f. (Minimum)	One (1) for each 250 sq. ft. of floor area	1/275 s.f.	2.5 spaces for every one thousand square feet of GFA or 2.75 for every one thousand square feet of UFA.	Min: 1 per 300. Max: 1 per 140	1 per 500	1 space per 333
<b>Office (Medical)</b>	1/240 s.f. (Minimum)	One (1) for each 200 sq. ft. of floor area	Free-standing clinic or office = 1/200 s.f.; Within shopping center or mixed use building = 1/275 s.f.;	2.7 spaces for every one thousand square feet.	Min: 1 per 400. Max 1 per 100.	1 per 300	1 space per 333



## 20% Parking Reduction Result

*“By setting clearly defined terms and conditions for reductions in minimum parking requirements, local jurisdictions can limit the number of projects that have to go through the lengthy and uncertain process of receiving a zoning variance.”*

“Parking Solutions”, APA 2009

The proposed amendment assists businesses by avoiding a complicated and costly administrative or public process to achieve a moderate reduction in parking which is frequently required for development and which is routinely approved.