

CITY OF SANTA ROSA  
BICYCLE AND PEDESTRIAN ADVISORY BOARD  
STAFF REPORT  
JULY 21, 2011

**SUBJECT**

Bicycle Parking Zoning Code Amendment

**ISSUE**

Council-Initiated Update of Zoning Code  
Bicycle Parking Requirements

**STAFF PRESENTER**

Erin Morris, Senior Planner  
Community Development

**RECOMMENDATION**

Provide comments for the Planning  
Commission and Council's consideration

**BACKGROUND**

On February 15, 2011, the City Council adopted the 2010 Bicycle and Pedestrian Master Plan Update. On April 5, 2011, the City Council directed Community Development staff to proceed with zoning code amendments for bicycle parking requirements for new and redevelopment projects.

There were several key objectives for the Zoning Code amendment:

- Provide clear requirements for bicycle parking, short term and long term, based on land use.
- Make bicycle parking requirements independent of vehicle parking requirements so that bicycle parking is triggered for uses that may not require vehicle parking.
- Relate bicycle parking ratios to vehicle parking ratios to be consistent with Santa Rosa's parking needs.
- Ensure that new bicycle parking is designed to be functional and properly located while providing design flexibility.

**SUMMARY OF CHANGES**

All of the proposed changes to the Zoning Code are identified in Exhibit A, which includes formulas for calculating the minimum required bicycle parking spaces, based on square feet and land use, as well as layout and site standards.

The following summary presents the highlights of the revisions:

1. New definitions for short-term and long-term bicycle parking facilities. Long-term facilities are oriented towards employees and residents; include bike lockers or restricted-access enclosures; and accommodate storage needs that exceed two hours. Short-term facilities are oriented towards customers and visitors; include bike racks; and accommodates storage needs that are less than two hours.
2. Bicycle parking requirements would be calculated in the same manner as automobile spaces, rather than based on a percentage of automobile parking. The revised

Automobile and Bicycle Parking Requirements table (Table 3-4) specifies both vehicle and bicycle parking requirements by land use.

3. Bicycle parking requirements are triggered with new development and for additions to existing buildings.
4. Bicycle parking would be required for downtown uses that do not require vehicle parking such as new downtown office buildings and retail establishments. Flexibility in bicycle parking location is allowed.
5. Requires a mixture of short-term and long-term bicycle parking spaces.
6. Design guidelines are provided for both kinds of bicycle parking facilities.
7. Threshold requirements for employee oriented shower facilities and dressing rooms are lowered for Retail uses and for Manufacturing/Industrial land uses. Retail uses of 50,000 sf will trigger the requirement – instead of 100,000 sf currently. Larger manufacturing uses of 300,000 sf or more will trigger the requirement for more than two showers.

## **EXAMPLES**

Examples of new bicycle parking requirements are as follows:

New 6,500 sf Retail Building:  
3 spaces (2 short term, 1 long term)

New 45,000 sf Grocery Store:  
8 spaces (4 short term, 2 long term, 2 short term or long term)

New 75,000 sf R&D Building:  
13 spaces (4 long term, 7 short term, 2 short term or long term)  
One shower for each gender and dressing room locker facilities

Mixed Use Project with 6,500 retail/office and 100 residential units:  
28 spaces broken down as follows:  
6,500 sf office/retail uses: 3 spaces (2 short term, 1 long term)  
100 residential units: 25 spaces (all can be long term or up to 4 spaces can be short term to accommodate guests)

53,000 sf Downtown Office/Retail Building:  
11 spaces broken down as follows:  
8,000 square feet of retail space, 45,000 square feet of office space: 6 short term, 3 long term, and 2 short term or long term.

**RECOMMENDATION**

Community Development staff requests that the Bicycle and Pedestrian Advisory Board review the draft Zoning Code revisions and provide comments about the proposal.

Attachments: Exhibit A - Proposed Zoning Code Amendments

**EXHIBIT A**

**Amendments to the Zoning Code – Bicycle Parking**

(NEW TEXT IS RED UNDERLINED AND DELETED TEXT IS ~~RED STRIKEOUT~~)

**Amend Zoning Code Section 20-70.020 (Definitions of specialized terms and phrases) as follows:**

**B. Definitions, “B.”**

**Bicycle Parking, short-term.** Intended for shoppers, customers, and visitors who require bicycle parking for up to two hours. Short term bicycle parking is primarily provided with permanently anchored bicycle racks but can be provided in a variety of forms including covered, lockable facilities.

**Bicycle Parking, long term.** Intended for bicyclists who need to park a bicycle and its components and accessories for more than two hours. Such parking is typically for employees, students, residents and commuters. Long term bicycle parking provides a higher level of security and protection from the elements than short-term bicycle parking, such as bicycle lockers, restricted access bicycle enclosures, or an access-controlled room with short-term bicycle parking facilities.

**Amend Zoning Code Chapter 20-36 (Parking and Loading Standards) as follows:**

**Chapter 20-36 PARKING AND LOADING STANDARDS**

**20-36.010 Purpose of Chapter.**

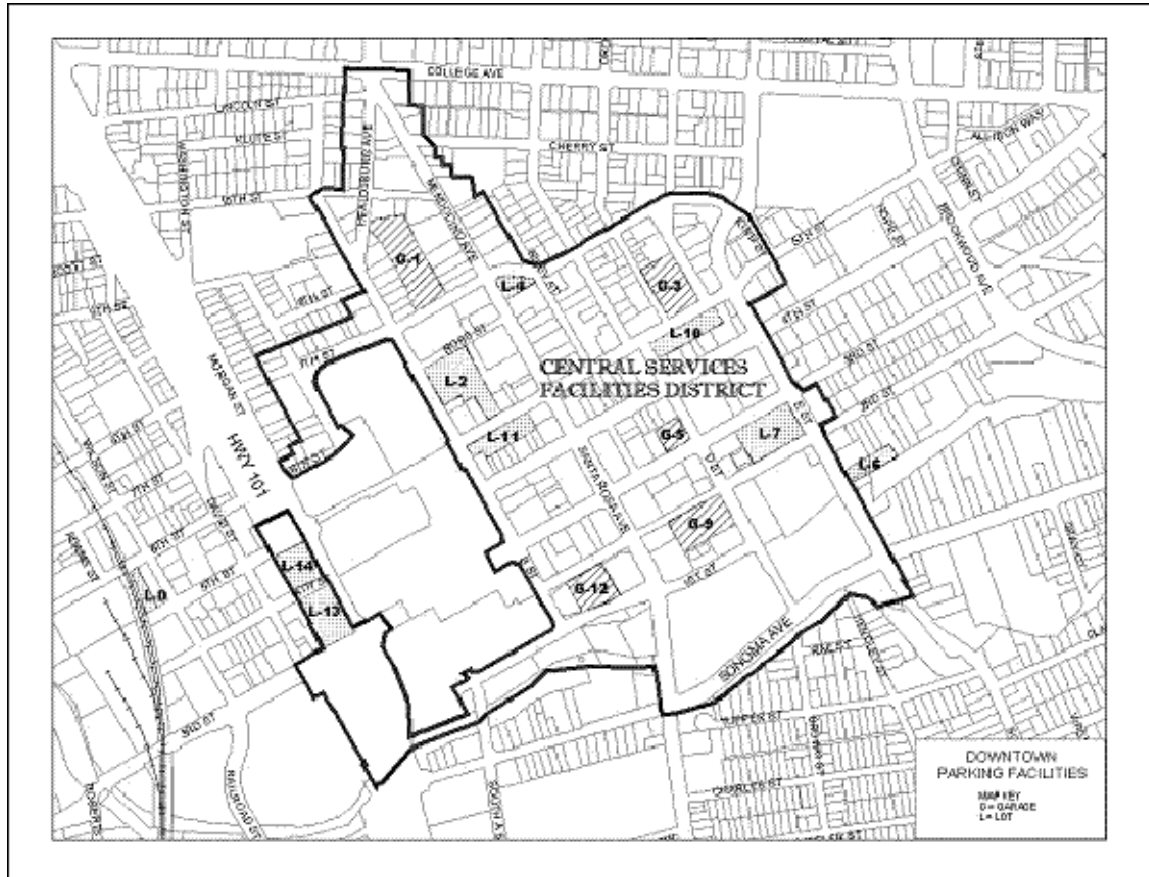
This Chapter establishes regulations to ensure that sufficient off-street parking facilities are provided for all uses and that automobile and bicycle parking facilities are properly designed, attractive, and located to be unobtrusive yet meet the needs of the specific use.

**20-36.020 Applicability.**

Each land use and structure, including a change or expansion of a use or structure, shall provide parking and loading areas in compliance with this Chapter.

- A. A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed.
- B. The automobile parking requirements of this Chapter do not apply within any City parking assessment district (See Figure 3-10), except for residential uses (see Table 3-4). The bicycle parking and loading requirements of this Chapter *do* apply within a parking assessment district.

See also Section 4.2 (Off-Street Parking) of the City’s Design Guidelines.



**Figure 3-10—Parking Assessment District Locations**

**20-36.030 General parking regulations.**

- A. Parking spaces to be permanent. Parking spaces shall be permanently available, marked and maintained for parking purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking spaces in conjunction with a seasonal or intermittent use.
- B. Parking and loading to be unrestricted. Owners, lessees, tenants, or persons having control of the operation of a premises for which parking spaces are required shall not prevent or restrict authorized persons from using these spaces.
- C. Restriction of parking facility use. Required off-street parking facilities shall be used exclusively for the temporary parking of vehicles and bicycles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Zoning Code, except where temporary outdoor display is allowed in compliance with Section 20-42.110 (Outdoor Display and Sales).

**20-36.040 Number of parking spaces required.**

Each principally or conditionally permitted use shall provide at least the minimum number of off-street automobile and bicycle parking spaces required by this Section, except where parking requirements are adjusted in compliance with Section 20-36.050 (Adjustments to Parking Requirements). Also see Section 20-36.090 (Bicycle Parking Requirements and Design Standards).

A. Parking requirements by land use. Each land use shall be provided the number of automobile and bicycle parking spaces required by Table 3-4, except where a greater or lesser number of spaces is required through conditions of approval.

B. Basis for calculations.

1. Floor area. Where Table 3-4 establishes a parking requirement based on the floor area of a use in a specified number of square feet (e.g., one space per 1,000 square feet), the floor area shall be construed to mean gross floor area.
2. Fractions. Where application of the requirements in Table 3-4 results in a fractional requirement, a fraction of 0.5 or greater shall be increased to the next higher number and a fraction of less than 0.5 shall be reduced to the next lower number.

C. Expansion of structure, change in use. When existing conforming or non-conforming structures, other than single family dwellings, are enlarged or increased in capacity by more than 10 percent, or when a change or expansion in use requires more parking than is presently provided, parking spaces shall be provided in accordance with Table 3-4.

D. Reduction of capacity. No existing parking or loading facility may be reduced in capacity unless sufficient replacement capacity is provided in compliance with this Chapter or a reduction is approved in compliance with Section 20-36.050 (Adjustments to Parking Requirements). Parking and loading facilities required by this Chapter shall remain available for the loading and parking of motor vehicles. Bicycle parking shall remain available for bicycles. Any contrary use of such facilities shall constitute a violation of this Code.

E. Multi-use sites. A site with multiple uses shall provide the aggregate number of parking spaces required for each separate use, except where:

1. The site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole regardless of individual uses listed in Table 3-4; or
2. The site qualifies for shared parking in compliance with Section 20-36.050 (Adjustments to Parking Requirements).

F. Uses not listed. A land use not specifically listed in Table 3-4 shall provide parking as determined by the Director. The Director shall use the requirements of Table 3-4 for similar uses as a guide in determining the minimum number of parking spaces to be provided and may require the applicant to fund a parking study to determine parking demand.

G. Bench or bleacher seating. Where fixed seating is provided (e.g., benches or bleachers), a seat shall be construed to be 18 inches of bench space for the purpose of calculating the number of required parking spaces.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Agricultural and Open Space Uses (1)</b>		
Agricultural activities, including crop production, horticulture, orchard, vineyard, and animal keeping	None.	
Plant nursery	1.25 spaces per employee.	None.
Wildlife or botanical preserve or sanctuary	Determined by Conditional Use Permit.	

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Industry, Manufacturing and Processing, Wholesaling (1)</b>		
Industrial and manufacturing, except the uses listed below		
Less than 50,000 sf.	1 space for each 350 sf. or as determined by conditional use permit. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf or as determined by conditional use permit.
Greater than 50,000 sf.	1 space for each 700 sf. or as determined by conditional use permit. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf or as determined by conditional use permit.
Laboratory	1 space for each 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf
Recycling facility	1 space for each 1,000 sf. or as determined by conditional use permit. The gross floor area may include incidental office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf
Research and development	1 space for each 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf
Self storage (personal storage and mini warehouse facilities)	2 spaces for manager or caretaker unit, one of which must be covered, and a minimum of 5 customer parking spaces located adjacent or in	None required.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

	close proximity to the manager's unit.	
Warehouse, wholesaling, distribution, and storage (not including mini-storage for personal use)	1 space for each 1,000 sf. or as determined by Conditional Use Permit. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Recreation, Education, and Public Assembly (1)		
Adult Entertainment	As determined by CUP.	
Commercial recreation facility—indoor	1 space for each 250 sf.	1 per 5,000 sf
Commercial recreation facility—outdoor	As determined by MUP.	
Conference, convention facility	1 space for each 4 fixed seats or 1 space for every 50 sf of assembly area or meeting rooms, whichever is greater.	1 per 5,000 sf
Golf courses/country club, public or quasi public	8 spaces for each hole.	None required.
Equestrian facility	As determined by CUP.	
Health club/fitness facility	1 space for each 250 sf, not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court.	1 per 4,000 sf
Library, museum	1 space for each 300 sf, plus 1 space for each official vehicle.	1 per 6,000 sf
Meeting facility, public or private	1 space for each 4 fixed seats or 1 space for every 50 sf of assembly area or meeting rooms, whichever is greater.	1 per 4,000 sf

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

Park/playground, public or quasi-public	As determined by review authority.	
School, public or private		
Elementary/Middle School	1.5 spaces for each classroom, plus 1 space for every 200 sf of assembly area in an auditorium.	1 space per 4,000 sf of assembly area in an auditorium
High School	0.33 spaces for each student, plus 1 space for each employee.	1 space per 4,000 sf of assembly area in an auditorium
College	0.5 spaces for each student, plus 1 space for each employee.	1 space per 1,000 sf of assembly area in an auditorium
Trade and business schools	1 space for each student.	1 space per 10 students
Sports and entertainment assembly facility	1 space for each 4 fixed seats or 1 space for every 50 sf of assembly area, whichever is greater.	1 space per 4,000 sf
Studio: art, dance, martial arts, music, etc.	1 space for each 200 sf.	1 space per 4,000 sf
Theater, auditorium	1 space for each 4 fixed seats or 1 space for every 50 sf of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf

Land Use Type: Residential Uses (1)	Number of Parking Spaces Required	
	Vehicle	Bicycle
Downtown residential units (in CD zone)	1 space per unit.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Duplex, multi-family dwelling, rowhouse, condominium and other attached multi-family and single-family dwellings, and including multi-family in a small-lot subdivision	Studio and 1-bedroom units—1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

	2 or more bedroom units—1 covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Emergency shelter/transitional housing	As determined by CUP.	
Group quarters (including boarding/rooming houses, dormitories, organizational houses)	1.5 spaces for each sleeping room or 1 space for each 100 sf of common sleeping area.	1 space per room
Live/work and work/live units	2 spaces for each unit. The review authority may modify this requirement for the re-use of an existing structure with limited parking.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Mixed-use projects	See 20-36.050.A (Shared parking for mixed uses).	
Mobile home parks	1.75 spaces for each unit, which may be in tandem, one of which must be covered. At least one-third of the total spaces required shall be distributed throughout the mobile home park and available for guest parking.	0.5 spaces per unit
Multi-family affordable housing project	Studio/1 bedroom unit—1 space per unit.  2 or more bedrooms—2 spaces per unit.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Second dwelling units	1 space in addition to that required for a single-family unit; the space may be uncovered, compact, or tandem, and within the front yard setback when located in the driveway. If not located in driveway, parking shall be located outside any setback (See Section 20-42.130).	None required.
Senior housing project (a multi-family project with occupancy restricted to persons 55 or older)	1 space per unit with one-half of the spaces covered, plus 1 guest parking space for each 10 units.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

		storage.
Senior affordable housing project (a multi-family project with occupancy restricted to persons 55 or older, and which complies with Section 20-31.020.A.3)	1 space per unit.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Single-family dwellings—Detached (see duplexes, etc., above for attached units)	Standard lot—4 spaces per unit, one of which must be on-site, covered and outside setbacks. The remaining three spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	None required.
	Flag lot—2 spaces per unit, one of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	None required.
Single room occupancy facilities	0.50 spaces per unit	1 space per unit

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Retail Trade (1)</b>		
All retail trade uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf
Auto and vehicle sales and rental	1 space for each 450 sf of covered display or building area.	1 space per 9,000 sf
Bar/tavern	1 space for each 50 sf of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf of dance floor.	1 space per 4,000 sf
Building and landscaping material sales—indoor	1 space for each 300 sf of indoor display area.	1 space per 6,000 sf

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

Building and landscaping material sales—outdoor	1 space for each 300 sf of indoor display area, plus 1 space for each 1,000 sf of outdoor display area.	1 space per 6,000 sf
Construction and heavy equipment sales and retail	1 space for each 450 sf of covered display or building area.	1 space per 9,000 sf
Drive-through retail sales	As determined by MUP. See Section 20-42.064.	
Farm supply and feed store	1 space for each 300 sf of indoor display area, plus 1 space for each 1,000 sf of outdoor display area.	1 space per 6,000 sf
Fuel dealer	As determined by CUP.	
Furniture, furnishings, appliance/equipment store	1 space for each 300 sf of indoor display area.	1 space per 6,000 sf
Gas stations	1 space for each service bay plus 1 space per employee. Parking space for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.	1 space per 10 employees  Bicycle parking for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.
Mobile home, boat, or RV sales	1 space for each 450 sf of covered display or building area.	1 space per 9,000 sf
Night Club	1 space for each 50 sf of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf of dance floor.	1 space per 4,000 sf
Restaurant, café, coffee shop—Counter ordering	1 space for each 75 sf.	1 space per 4,000 sf
Restaurant, café, coffee shop—Outdoor dining	As determined by MUP.	None required
Restaurants, café, coffee shop —Table service	1 space for each 3 dining seats capacity.	1 space per 4,000 sf
Shopping Center	1 space for each 250 sf of gross leasable area.	1 space per 5,000 sf

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

Warehouse Retail	1 space for each 375 sf.	1 space per 7,500 sf
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Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Services—Business, Financial, Professional (1)</b>		
All business, financial, and professional service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf
ATM	2 spaces per machine. See also Section 20-42.044.	None required.
Medical service		
Clinic, lab, urgent care	1 space for each 300 sf.	1 space per 6,000 sf
Doctor office	1 space for each 200 sf.	1 space per 4,000 sf
Health care facility	As determined by MUP.	
Hospital	As determined by CUP.	
Veterinary clinic, arrival hospital	As determined by MUP.	

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Services—General (1)</b>		
All service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf
Catering service	1 space per employee, plus 1 space per company vehicle.	None required.
Cemetery, mausoleum, columbarium	1 space for each 4 seats of chapel capacity, and 1 space per employee.	1 space per 5,000 sf
Day care		
Adult day care	1 space per employee, plus 1 space per 10 clients, plus adequate loading space as required by review authority.	As determined by MUP or CUP.
Child day care—Center	1 space per employee, plus 1 space per 10 children, plus	As determined by MUP or CUP.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

	adequate loading space as required by review authority.	
Child day care—Large family day care home	3 spaces, no more than 1 of which may be provided in a garage or carport. Parking may be on-street if contiguous to the site. May include spaces already provided to meet residential parking requirements.	As determined by MUP or CUP.
Child day care—Small day care home	As required by State license.	None required.
Community care facility—6 or fewer clients	1 space for each 3 beds.	None required.
Community care facility—7 or more clients	1 space for each 3 beds.	As determined by MUP or CUP.
Drive-through service	As required by MUP or CUP. See Section 20-42.064.	
Equipment rental	1 space for each 350 sf of floor area; none required for outdoor rental yard.	1 per 10 full time employees
Kennel, animal boarding	1 space for each 500 sf, plus 1 space for each 1,000 sf of boarding area.	1 per 10 full time employees
Lodging—bed & breakfast inn (B&B), hotels, and motels	1 space for each guest room, plus required spaces for accessory uses such as restaurants and conference space.	1 space plus 1 per 10 guest rooms
Mortuary, funeral home	1 space for each 4 seats of chapel capacity and 1 space per employee.	1 per 10 full time employees
Personal services	2 spaces per customer chair, or 1 space for 250 sf, whichever is greater.	1 space per 4,000 sf
Personal services—Restricted	2 spaces per customer chair, or 1 space for 250 sf, whichever is greater.	1 space per 4000 sf
Public safety facility	As determined by MUP.	
Repair service—Equipment, large appliances, etc.	1 space for each 375 sf.	1 space per 7,500 sf
Vehicle services—minor, and major repair/body work	1 space for each service bay,	1 space per 10 full time

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

	plus 1 space per employee.	employees
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Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Transportation, Communications &amp; Infrastructure (1)</b>		
All uses, except the following	As required by MUP or CUP.	
Broadcasting studio	1 space per 200 sf.	1 space per 4,000 sf

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Station Area Plan – Attached Multi-Family Residential Uses</b>		
Courthouse Square and Railroad Sub-Areas	1 reserved space per unit	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Railroad Corridor Sub-Area	1.5 reserved spaces per unit – except that only 1 reserved space per unit is required for residential uses on properties along the Wilson Street corridor between 6 <sup>th</sup> Street and 9 <sup>th</sup> Street, as shown in Figure 3-11.	
Parks and Gardens Sub-Area	1.5 reserved spaces per unit	
Residential, Historic Residential and Imwalle Gardens Sub-Areas	1 reserved, covered space plus 0.5 shared visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
<b>Station Area Plan – Detached Single-Family Residential Uses</b>		
Residential, Historic Residential and Imwalle Gardens Sub-Areas	2 spaces per unit, one of which must be reserved, on-site, covered and outside of setbacks. The remaining space may be shared, on-site (in the driveway	None required.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

	and tandem) or on a public or private street when directly fronting the lot.	
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Land Use Type: Station Area Plan – Affordable Residential Uses	Number of Parking Spaces Required	
	Vehicle	Bicycle
All Sub-Areas	1 reserved space per unit	1 space per 4 units if units do not have a private garage or private storage space for bike storage.

Land Use Type: Station Area Plan – Senior Housing Project (occupancy restricted to persons 55 or older)	Number of Parking Spaces Required	
	Vehicle	Bicycle
All Sub-Areas	0.5 reserved space per unit	1 space per 4 units if units do not have a private garage or private storage space for bike storage.

Land Use Type: Station Area Plan – Non-Residential Uses	Number of Parking Spaces Required	
	Vehicle	Bicycle
Courthouse Square Sub-Area	None – except 600 shared parking spaces shall be provided for the City Hall-Performing Arts Center. Any <i>new</i> on-street spaces created by a development shall count toward meeting the shared parking requirement.	1 space per 5,000 sf
Railroad Square Sub-Area	1 shared space for each 500 sf of new floor area – no additional parking is required for new uses occupying existing buildings.  Any <i>new</i> on-street spaces created by a development shall count toward meeting the shared	

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE**

	parking requirement. Required parking in the Railroad Square Sub-Area may be provided on site or within a nearby parking facility. Use of shared spaces in another parking facility shall not create a parking shortage for the business associated with that facility.	
Railroad Corridor Sub-Area	1 shared space for each 300 sf. Any <i>new</i> on-street spaces created by a development shall count toward meeting the shared parking requirement.	
Parks and Gardens Sub-Area	1 shared space for each 300 sf  Any <i>new</i> on-street spaces created by a development shall count toward meeting the shared parking requirement.	

**Notes:**

- (1) Properties located within the boundaries of the Downtown Station Area Specific Plan (the area bounded by College Avenue to the north, E Street to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west) shall use the land use type “Station Area Plan” to determine the number of parking spaces required.



**Figure 3-11 – Wilson Street Corridor – 1 reserved vehicle space per unit is required for residential uses on properties in this corridor (shaded area along Wilson Street between 6<sup>th</sup> Street and 9<sup>th</sup> Street).**

## 20-36.050 Adjustments to parking requirements.

A. Shared on-site parking for residential mixed uses. In a mixed use project, parking may be shared by the different uses. A mixed use project composed of residential and retail uses may reduce the required vehicle parking up to 50 percent of the required parking for either the residential or retail use, whichever is smaller. A mixed use project composed of residential and office or institutional uses may reduce the required vehicle parking up to 75 percent of the required parking for either the residential or office/institutional use, which ever is smaller.

**Example:** If the separate parking requirements for the residential and retail uses in a mixed use project were 12 spaces and 14 spaces respectively (for a total of 26), the 12 residential spaces (the smaller of the two requirements) could be reduced by 50 percent, to six for a revised project requirement of 20 spaces.

B. Shared on-site parking for nonresidential uses. Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Conditional Use Permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity.

C. Increase or decrease in required parking. Parking requirements may be reduced by up to 25 percent through the Minor Adjustment process (Section 20-52.060), and as follows:

1. Where an applicant requests or where the Director determines that, due to special circumstances, any particular use requires a parking capacity which deviates from the requirements in Table 3-4, the Director shall refer the matter to the appropriate review authority for imposition of an appropriate parking requirement. The review authority may, as a condition of project approval or Minor Conditional Use Permit, approve an increase or decrease in parking spaces after first making the following findings:
  - a. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
  - b. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.
2. Parking requirements for projects located within the Downtown Station Area Specific Plan boundary (see Figure 3-12) may be reduced by the review authority, as a condition of project approval or Minor Conditional Use Permit, when supported by a parking study. The review authority may approve a decrease in parking spaces after first making the following finding:
  - a. The number of parking spaces approved will be sufficient for its safe, convenient and efficient operation of the use, and will be compatible with the neighboring properties.
3. The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the reduction of parking requirements in compliance with this section.
4. Alternative methods of providing required parking is encouraged within the Downtown Station Area Specific Plan boundaries (see Figure 3-12). Examples of alternative parking methods include:

- a. Tandem parking;
  - b. Garage/parking lifts;
  - c. Unbundled parking in residential developments;
  - d. Parking cash-out and transit incentive programs for businesses;
  - e. Projects that are unable to provide the total number of required on-site parking spaces may consider paying for the use of shared spaces within other parking facilities, in-lieu of applying for a parking reduction or variance. A parking study shall be submitted verifying that use of shared spaces in another parking facility shall not create a parking shortage for the business associated with that facility.
5. Any change in the use or occupancy or any change in the special circumstances described in subsection (C)(1)(a) shall constitute grounds for revocation of the Minor Conditional Use Permit issued in compliance with this section.



**Figure 3-12—Downtown Station Area Specific Plan Boundaries  
(College Avenue to the north, E Street to the east, Sebastopol Road and  
Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west)**

#### **20-36.090 Bicycle parking requirements and design standards.**

Bicycle parking shall be provided for all multi-family projects and non-residential uses in compliance with this Section.

- A. Number of bicycle spaces required. Each land use shall be provided the number of bicycle parking spaces required by Table 3-4, and in accordance with Section 20-36.040 (Number of parking spaces required) except where a greater or lesser number of spaces is required through conditions of approval. A minimum of two (2) short-term bicycle parking spaces and one (1) long-term bicycle parking space shall be provided for new non-residential development. ~~Proposed development and new land uses shall provide the following number of bicycle parking spaces, as applicable. In all cases, a calculation of the required number of spaces that results in a fraction shall be rounded up to the next whole space.~~
  1. ~~A multi-family project shall provide bicycle parking spaces equal to a minimum of 10 percent of the required vehicle spaces, unless separate secured garage space is provided for each unit. The bicycle spaces shall be distributed throughout the project.~~

- ~~2. A retail commercial use shall provide bicycle parking spaces equal to a minimum of five percent of the required vehicle spaces, distributed to serve customers and employees of the project.~~
  - ~~3. Other non-residential uses providing employment shall provide bicycle parking spaces equal to a minimum of 10 percent of the required vehicle spaces, distributed to serve employees and visitors to the project.~~
  - ~~4. A place of public assembly shall provide bicycle parking spaces equal a minimum of 10 percent of the required vehicle spaces, distributed to serve customers, visitors, and employees.~~
1. When the bicycle parking required for a non-residential land use is based on square footage, at least twenty five percent (25%) of the bicycle parking spaces shall be provided in long-term bicycle parking facilities and at least fifty percent (50%) shall be provided in short-term bicycle parking facilities.
  2. When part or all of the bicycle parking spaces required for a non-residential land use is based on the number of employees, that portion shall be provided in long-term bicycle parking facilities.
  3. When part or all of the bicycle parking spaces required for a land use is based on classrooms, that portion may be provided in short-term bicycle parking facilities or a combination of short and long term bicycle parking facilities.
  4. Bicycle parking spaces for residential uses shall be provided as long-term bicycle parking facilities except that up to 15 percent may be provided as short-term facilities to accommodate visitors.

B. Bicycle parking design and devices. There are two types of bicycle parking.

1. Bicycle Parking – Short Term. Short term bicycle parking is typically in the form of bicycle racks. Bicycle racks must meet the following criteria:
  - a. Supports the bicycle upright by its frame in two places.
  - b. Prevents the wheel of the bicycle from tipping over.
  - c. Enables the bicycle frame and at least one wheel to be secured to the rack with a U-lock. (See Figure 3-13)
  - d. Rack is constructed of materials that resist cutting by manual tools such as bolt cutters, hand saws, abrasive cutting cables and pipe cutters.
  - e. Rack is securely anchored to the ground.
2. Bicycle Parking – Long Term. Long term bicycle parking protects the entire bicycle and its components from theft, vandalism, and inclement weather.
  - a. Bicycle lockers: A bicycle locker is a fully enclosed space for one bicycle, accessible only to the owner of the bicycle. A bicycle locker must be equipped with an internally mounted key-actuated or electronic locking mechanism, and not lockable with a user-provided lock. Groups of internal-lock bicycle lockers may share a common electronic access mechanism

provided that each locker is accessible only to its assigned user. Bicycle lockers shall be constructed of molded plastic/fiberglass, solid metal or perforated metal.

- b. Restricted-access bicycle enclosure: A restricted-access bicycle enclosure is a covered or indoor locked area containing within it one bicycle rack space for each bicycle to be accommodated and accessible only to the owners of the bicycles parked within it.

~~1. — Parking equipment. Each bicycle parking space shall include a stationary parking device to adequately secure the bicycle.~~

~~2. — Parking layout.~~

~~a. — Aisles providing access to bicycle parking spaces shall be at least five feet in width and separate from auto driveway aisles.~~

~~b. — Each bicycle space shall be a minimum of 30 inches in width and six feet in length, and have a minimum of seven feet of overhead clearance.~~

~~c. — Bicycle spaces shall be located to be clearly visible, convenient to, and generally within proximity to the main entrance of a structure.~~

~~d. — Bicycle spaces shall be separated from sidewalks, motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.~~

### C. Bicycle Parking Layout.

#### 1. General Guidelines

- a. All bicycle parking spaces provided shall be on a hard and stable surface.
- b. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
- c. All bicycle parking facilities within vehicle parking areas shall be separated by a curb or other physical barrier to protect bicycles from damage by automobiles and other moving vehicles.
- d. Short-term bicycle parking facilities are subject to and shall meet all the following requirements:
  - 1) The facilities shall be located at least three (3) feet away from any wall, fence, or other structure.
  - 2) When multiple short-term bicycle parking facilities are installed together in sequence, they shall be installed at least three (3) feet apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.
  - 3) The facilities shall be installed in a clear space at least two (2) feet in width by six (6) feet in length to allow sufficient space between parked bicycles.
  - 4) Permanently anchored bicycle racks shall be installed to allow the frame and one or both wheels of the bicycle to be securely locked to the rack.

#### 2. Bicycle Parking Space Location

- a. Short-term bicycle parking facilities that consist of permanently anchored bicycle racks should be located in a convenient, highly visible and well lighted area within fifty (50) feet of a building entrance and within view of pedestrian traffic.
- b. Long-term bicycle parking facilities for tenant and occupant use shall be conveniently accessible by pedestrians from the street and shall be at least as convenient and close to building entrances as the nearest non-disabled automobile parking space.

**D.** Required shower facilities. All new buildings and additions to existing buildings that result in a total floor area as shown in the following table shall be required to provide employee showers and dressing areas for each gender as shown in the following Table 3-7 (See General Plan Policy T-L-8).

**TABLE 3-7—NUMBER OF SHOWERS REQUIRED**

Type of Land Use	Number of Showers Required for Specified Building Floor Area	
	1 Shower for Each Gender	1 Additional Shower for Each Gender
Office Uses (business, professional)	50,000 to 149,999 sf	Each 100,000 sf over 150,000
Retail Trade, Service Uses	<del>50,000</del> 100,000 to 299,999 sf	Each 200,000 sf over 300,000
Manufacturing and Industrial Uses	50,000 sf <del>to 299,000 or more</del>	<del>Each 200,000 sf over 300,000 sf</del> N.A.

**E.** Required dressing room locker facilities. Land uses required by this Section to provide bicycle parking spaces shall also provide one locker for each required bicycle parking space. Required lockers shall be located in relation to required showers and dressing areas to permit access to locker areas by either gender.