
SEC. 155.1. BICYCLE PARKING: DEFINITIONS AND STANDARDS.

(a) **Definitions.** The following definitions are listed alphabetically and shall govern Sections 155.1 through 155.4. For the purpose of these Sections, all terms defined below will be in initial caps throughout these Sections.

"**Attended Facility.**" A location in which the bicycle is delivered to and left with an attendant with provisions for identifying the bicycle's owner. The stored bicycle is accessible only to the attendant.

"**Class 1 Bicycle Parking Space(s).**" Spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and Employees.

"**Class 2 Bicycle Parking Space(s).**" Bicycle racks located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.

"**Director.**" Director of the Planning Department.

"**Employees.**" Individuals employed by any entity operating or doing business on the subject lot.

"**Landlord.**" Any person who leases space in a building to the City. The term "Landlord" does not include the City.

"**Locker.**" A fully enclosed and secure bicycle parking space accessible only to the owner or operator of the bicycle or owner and operator of the Locker.

"**Monitored Parking.**" A location where Class 2 parking spaces are provided within an area under constant surveillance by an attendant or security guard or by a monitored camera.

"**New Building.**" A building or structure for which a new construction building permit is issued after the effective date of the Section as determined in Section 155.1(f).

"**Person.**" Any individual, proprietorship, partnership, joint venture, corporation, limited liability company, trust, association, or other entity that may enter into leases.

"**Responsible City Official.**" The highest ranking City official of an agency or department which has authority over a City-owned building or parking facility or of an agency or department for which the City is leasing space.

"**Restricted Access Parking.**" A location that provides Class 2 bicycle racks within a locked room or locked enclosure accessible only to the owners of bicycles parked within.

"**Stacked Parking.**" Bicycle parking spaces where racks are stacked and the racks that are not on the ground accommodate mechanically-assisted lifting in order to mount the bicycle.

"**U-lock.**" A rigid bicycle lock, typically constructed out of hardened steel composed of a solid U-shaped piece whose ends are connected by a locking removable crossbar.

"**Vertical Bicycle Parking.**" Bicycle Parking that requires both wheels to be lifted off the ground, with at least one wheel that is no more than 12 inches above the ground.

"**Workspace.**" Any designated office, cubicle, workstation, or other normal work area at which an employee typically performs daily work duties and not typically accessible to the public (such as in the case of retail, restaurant, classroom, theater or similar settings) and is not used for circulation. A Workspace shall also exclude any place where storage of a bicycle would be hazardous because of the nature of the work being performed in the immediate vicinity, such as in an industrial or medical setting.

(b) **Standards for Location of Bicycle Parking Spaces.** These standards apply to all bicycle parking subject to Section 155.2, as well as bicycle parking for City-owned and leased buildings, parking garages and parking lots subject to Section 155.3. Bicycle racks shall be located in highly visible areas as described in subsections below in order to maximize convenience and minimize theft and vandalism. For Accessory Dwelling Units, the requirements of this subsection (b) may be modified or waived pursuant to the procedures and criteria set forth in Sections 307(l) and 207.1.

(1) **Class 1** spaces shall be located with direct access for bicycles without requiring use of stairs. The location of such spaces shall allow bicycle users to ride to the entrance of the space or the entrance of the lobby leading to the space. The design shall provide safe and convenient access to and from bicycle parking facilities. Safe and convenient means include, but are not limited to, ramps and wide hallways as described below. Escalators and stairs are not considered safe and convenient means of ingress and egress and shall not be used. Use of elevators to access bicycle parking spaces shall be minimized for all uses and if necessary shall follow the requirements below. Bicycle parking shall be at least as conveniently located as the most convenient nondisabled car parking provided for the subject use. Residential buildings shall not use space in dwelling units, balconies or required private open space for required Class 1 bicycle parking. Class 1 bicycle parking can be stored within the allowable 100 square foot yard obstruction described in Section 136(c)(23) of this Code. Class 1 bicycle parking spaces shall be located:

(A) On the ground floor within 100 feet of the major entrance to the lobby. There shall be either: (i) convenient access to and from the street to the bicycle parking space and another entrance from the bicycle parking space to the lobby area, or (ii) a minimum five foot wide hallway or lobby space that leads to the bicycle parking major entrance, where direct access to bicycle parking space from the street does not exist. Such access route may include up to two limited constriction points, such as doorways, provided that these constrictions are no narrower than three feet wide and extend for no more than one foot of distance.

(B) In the off-street automobile parking area, where lot configurations or other limitations do not allow bicycle parking spaces to be located near the lobby as described in subsection (A) above. Bicycle parking spaces shall be located on the first level of automobile parking either above or below grade and still be located near elevators or other pedestrian entrances to the building.

(C) One level above or below grade, where the two options above will not be possible due to an absence of automobile parking, small or unusual lot configurations, or other unique limitations. In such cases, ramps or elevators shall be provided to access the bicycle parking space and the bicycle parking spaces shall be near the elevators or other entrance to that story. At least one designated access route meeting the dimensional requirements described in (A) above shall connect a primary building entrance to the bicycle parking facility. For non-residential uses, any elevator necessary to access bicycle parking facilities larger than 50 spaces shall have clear passenger cab dimensions of at least 70 square feet and shall not be less than seven feet in any dimension.

(2) **Class 2** spaces shall be located, as feasible, near all main pedestrian entries to the uses to which they are accessory, and should not be located in or immediately adjacent to service, trash or loading areas. Further standards for specific uses include:

(A) All uses, except non-accessory garages and parking lots, may locate Class 2 bicycle parking in a public right-of-way, such as on a sidewalk or in place of an on-street auto parking space, within 100 feet of a main entry to the subject building, subject to demonstration of preliminary approval by the necessary City agencies. If existing Class 2 bicycle parking in the required quantities already exists in a public right-of-way immediately fronting the subject lot, and such spaces are not satisfying bicycle parking requirements for another use, such parking shall be deemed to meet the Class 2 requirement for that use. Parking meters, poles, signs, or other street furniture shall not be used to satisfy Class 2 bicycle parking requirements, unless other public agencies have specifically designed and designated these structures for the parking of a bicycle.

(B) Non-residential uses other than non-accessory garages and parking lots, may locate Class 2 spaces in required non-residential open space (such as open space required by Sections 135.3 and 138 of this Code), provided that such bicycle parking does not occupy more than five percent of the open space area or 120 square feet, whichever is greater, and does not affect pedestrian circulation in the open space.

(C) Non-Accessory Garages and Parking Lots shall place Class 2 spaces within the garage in a location that will protect them from wind-driven rain near a primary entrance.

(3) **All Bicycle Parking Spaces.**

(A) Stadiums, Arenas, and Amphitheaters shall provide Class 1 bicycle parking for on-site Employees in a separate location from Class 2 parking provided as specified below:

(i) Such uses shall provide at least 75 percent but not more than 90 percent of Class 2 parking in the form of an Attended Facility for patrons. The facilities shall continuously staff the Attended Facility and make it available to patrons of events from not later than one hour before the event begins to not earlier than one hour after the event finishes during all events with an expected attendance of greater than 2,000 people.

(ii) Class 2 parking that is not provided in an Attended Facility per subsection (i) above shall be appropriately dispersed around the subject use in convenient and visible surrounding public spaces and rights-of-way within 500 feet of the perimeter of subject use.

(B) Developments with multiple buildings shall disperse required bicycle parking, for both Class 1 and Class 2 spaces, in smaller facilities located close to primary occupant and visitor entries for each building, as appropriate, rather than in a large centralized facility serving the multiple buildings.

(c) **Design Standards for Bicycle Parking Spaces.** These design standards apply to all bicycle parking spaces subject to Sections 155.2 and 155.3. Bicycle parking shall follow the design standards established in Zoning Administrator Bulletin No. 9, which includes specific requirements on bicycle parking layout and acceptable types of Class 1 and Class 2 bicycle parking spaces. For Accessory Dwelling Units, the requirements of this subsection (c) may be modified or waived pursuant to the procedures and criteria set forth in Sections 307(l) and 207.1.

(1) **Class 1 spaces** shall protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain. Acceptable forms of Class 1 spaces include (A) individual Lockers, (B) Attended Facilities, (C) Monitored Parking, (D) Restricted Access Parking, and (E) Stacked Parking, as defined in Section 155.1 and further detailed in Zoning Administrator Bulletin No. 9. When Class 1 spaces are provided as Restricted Access Parking, bicycle racks shall follow the specifications in subsection 2 below. Stacked Parking spaces may be used to satisfy any Class 1 required space. However, Class 1 spaces shall not require manually lifting the entire bicycle more than three inches to be placed in the space, except as provided in subsection (3) below for Vertical Bicycle Parking.

(2) **Class 2 spaces** shall meet the following design standards:

(A) Bicycle racks shall permit the locking of the bicycle frame and one wheel to the rack with a U-lock without removal of the wheel, and shall support the bicycle in a stable, upright position without damage to wheels, frame or components. Class 2 spaces are encouraged, but not required, to include weather protection, as feasible and appropriate.

(B) The surface of bicycle parking spaces need not be paved but shall be finished to avoid mud and dust.

(C) All bicycle racks shall be securely anchored to the ground or building structure, with tamper-resistant hardware.

(D) Bicycle parking spaces may not interfere with pedestrian circulation.

(3) **Vertical Bicycle Parking.** Vertical Bicycle Parking shall enable the bicycle to be locked to a rack or other object permanently affixed to a wall. Vertical Bicycle Parking may satisfy required bicycle parking pursuant to Section 155.2 and 155.3 where:

(A) Such parking is primarily an Attended Facility where facility staff parks the bicycles or such racks provide mechanical assistance for lifting the bicycle; or

(B) No more than one-third of the required Class 1 bicycle parking is provided as Vertical Bicycle Parking; or

(C) Class 2 spaces for Personal Services, Restaurants, Limited Restaurants, and Bars, as defined in Table 155.2(16) are provided either indoors or outdoors. In such cases, no more than one-third of all required Class 2 bicycle parking shall be provided as Vertical Bicycle Parking. Class 2 bicycle parking for uses other than those defined in Table 155.2(16) shall not provide any of the required spaces as Vertical Bicycle Parking.

(4) **Signage Requirements for Bicycle Parking.** Where Class 2 bicycle parking areas are not located in an outdoor location clearly visible to bicyclists approaching from adjacent public roadways or paths, signs shall indicate the locations of the facilities on the exterior of the building at each major entrance and in other appropriate locations. Such signs shall be not less than 12 inches square and shall use the template provided in Zoning Administrator Bulletin No. 9. Where necessary, additional directional signage to the bicycle parking area shall be provided.

(d) **Reduction of Auto Parking.** When fulfilling bicycle parking requirements, the number of required automobile parking spaces on any lot may be reduced in the following cases per Section 150(e) of this Code:

- (1) Existing buildings subject to Section 155.2(a)(2) through 155.2(a)(5) or for City-owned properties subject to Section 155.3;
- (2) Existing buildings not subject to any bicycle parking requirements; or
- (3) New Buildings subject to Section 155.2(a)(1).

When replacing automobile parking space with bicycle parking, layout and design standards in Section 155.1(c) and the Zoning Administrator Bulletin No. 9 shall be followed.

(e) **Other Rules and Standards.** This Section shall apply to all bicycle parking subject to Sections 155.2 or 155.3, except as indicated.

(1) Except for non-accessory parking garages, bicycle parking required by Section 155.2 shall be provided at no cost or fee to building occupants, tenants and visitors.

(2) Required bicycle parking shall be provided on the subject lot except where alternative locations are allowed in Sections 155.2(e), 155.3(d), and 307(k) of this Code.

(3) The building, lot or garage may not establish unreasonable rules that interfere with the ability of cyclists to conveniently access bicycle parking. Such unreasonable rules include hours of operation and prohibitions on riding bicycles in areas where driving automobiles is permitted. The rules may require cyclists to walk bicycles through areas that are pedestrian only and where motorized vehicles are not permitted.

(4) All plans submitted to the Department containing bicycle parking intended to satisfy the requirements of Sections 155.2 and 155.3 shall indicate on said plans the location, dimensions, and type of bicycle parking facilities to be provided, including the model or design of racks to be installed and the dimensions of all aisle, hallways, or routes used to access the parking.

(f) **Effective Date.** The effective date of the requirements for bicycle parking for different uses shall be the date that the Planning Code provisions pertaining to bicycle parking requirements for a particular use first became effective, or the date subsequent modifications to the requirements for that use, if any, became effective. The effective day for bicycle parking requirements for:

(A) Commercial and industrial uses shall be either September 7, 2001, when Ordinance [193-01](#) became effective, or the date subsequent modifications, if any, to the bicycle parking requirements for commercial and industrial uses became effective.

(B) Residential uses shall be either August 19, 2005, when Ordinance [217-05](#) became effective, or the date subsequent modifications, if any, to the bicycle parking requirements for residential uses became effective.

(C) Non-accessory parking garages shall be either November 19, 1998, when Ordinance 343-98 became effective, or the date a subsequent modification, if any, became effective.

(D) City-owned buildings, leased or purchased by the City shall be either January 11, 1996, when Ordinance 31-96 became effective, or the date a subsequent modification, if any, became effective.

(g) **Commercial to Residential Adaptive Reuse projects.** In accordance with Section 210.5, the requirements of this Section 155.1 shall not apply to any Commercial to Residential Adaptive Reuse projects.

(Added by Ord. [183-13](#), File No. 130528, App. 8/7/2013, Eff. 9/6/2013; amended by Ord. [195-18](#), File No. 180268, App. 8/10/2018, Eff. 9/10/2018; Ord. [122-23](#), File No. 230371, App. 7/5/2023, Eff. 8/5/2023; Ord. [159-23](#), File No. 230732, App. 7/28/2023, Eff. 8/28/2023; Ord. [62-24](#), File No. 230310, App. 3/28/2024, Eff. 4/28/2024)

(Former Sec. 155.1 added by Ord. 31-96, App. 1/11/96; amended by Ord. 343-98, App. 11/19/98; Ord. 187-09, File No. 090867, App. 8/12/2009; Ord. [173-12](#), File No. 120471, App. 8/2/2012, Eff. 9/1/2012; repealed by Ord. [183-13](#), File No. 130528, App. 8/7/2013, Eff. 9/6/2013)

AMENDMENT HISTORY

Divisions (b) and (c) amended; Ord. [195-18](#), Eff. 9/10/2018. Division (g) added; Ord. [122-23](#), Eff. 8/5/2023, and Ord. [159-23](#), Eff. 8/28/2023. Divisions (b) and (c) amended; Ord. [62-24](#), Eff. 4/28/2024.

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR

SPECIFIC USES.

Bicycle parking spaces are required in at least the minimum quantities specified in Table 155.2. Bicycle parking shall meet the standards in Section 155.1.

(a) **Applicability.** The requirements of this Section apply in all the following cases regardless of whether off-street automobile parking is available except if indicated:

- (1) New Building; or
- (2) addition of a Dwelling Unit to an existing building where off-street vehicle parking exists; or
- (3) addition to a building or lot that increases the building's Gross Floor Area by more than 20 percent; or
- (4) change of occupancy or increase in intensity of use which would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent; or
- (5) where DBI determines that an addition or alteration meets the bicycle parking thresholds set in Section 5.106.4 of the 2013 California Green Building Standards Code (CalGreen) (California Title 24, Part 11), as amended from time to time; or
- (6) addition or creation of new Gross Floor Area or an increase in the capacity of off-street vehicle parking spaces for an existing building or lot, regardless of whether such vehicle parking is considered accessory or a principally or conditionally permitted use.

(b) **Rules for Calculating Bicycle Parking Requirements.**

- (1) Under no circumstances may total bicycle parking provided for any use, building, or lot constitute less than five percent of the automobile parking spaces for the subject building, as required by Section 5.106.4 of the 2013 California Green Building Standards Code (CalGreen) (California Title 24, Part 11), as amended from time to time.
- (2) Calculations of bicycle parking requirements shall follow the rules of Section 153(a) of this Code.
- (3) Where bicycle parking is required per subsection (a)(2) above, bicycle parking shall be provided for all Dwelling Units at the same ratio as existing off-street vehicle parking is provided relative to the amount of off-street vehicle parking that is required by this Code.
- (4) Where bicycle parking is required due to addition, conversion, or renovation of an existing building, per subsection (a)(3) above, the bicycle parking shall be calculated based on the total square footage of the building or lot for all uses after the addition, conversion, renovation or parking expansion.
- (5) Where bicycle parking is required due to change of use, per subsection (a)(4) above, the bicycle parking shall be calculated based on the occupied area of uses changed.
- (6) Where a project proposes to construct new Non-Residential Uses or increase the area of existing Non-Residential Uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales per Table 155.2 .

Table 155.2

BICYCLE PARKING SPACES REQUIRED

<i>Use</i>	<i>Minimum Number of Class 1 Spaces Required</i>	<i>Minimum Number of Class 2 Spaces Required</i>
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Table 155.2

BICYCLE PARKING SPACES REQUIRED

<i>Use</i>	<i>Minimum Number of Class 1 Spaces Required</i>	<i>Minimum Number of Class 2 Spaces Required</i>
RESIDENTIAL USES		
Dwelling Units (on lots with 3 units or less)	No racks required. Provide secure, weather protected space meeting dimensions set in Zoning Administrator Bulletin No. 9, one per unit, easily accessible to residents and not otherwise used for automobile parking or other purposes.	None.
Dwelling Units (including SRO Units and Student Housing that are Dwelling Units)	One Class 1 space for every Dwelling Unit. For buildings containing more than 100 Dwelling Units, 100 Class 1 spaces plus one Class 1 space for every four Dwelling Units over 100. Dwelling Units that are also considered Student Housing shall provide 50 percent more spaces than would otherwise be required.	One per 20 units. Dwelling Units that are also considered Student Housing shall provide 50 percent more spaces than would otherwise be required.

Group Housing (including SRO Units and Student Housing that are Group Housing; Homeless Shelters are exempt)	One Class 1 space for every four beds. For buildings containing over 100 beds, 25 Class 1 spaces plus one Class 1 space for every five beds over 100. Group Housing that is also considered Student Housing shall provide 50% more spaces than would otherwise be required.	Minimum two spaces. Two Class 2 spaces for every 100 beds. Group Housing that is also considered Student Housing shall provide 50% more spaces than would otherwise be required.
Senior Housing or Dwelling Units dedicated to persons with physical disabilities	One Class 1 space for every 10 units or beds, whichever is applicable.	Minimum two spaces. Two Class 2 spaces for every 50 units or beds, whichever is applicable.
NON-RESIDENTIAL USES		
Agricultural Uses Category		
Agricultural Uses	One Class 1 space for every 40,000 square feet.	None.
Automotive Uses Category		
Automotive Uses not listed below	One class 1 space for every 12,000 square feet of Occupied Floor Area, except not less than two Class 1 spaces for any use larger than 5,000 occupied square feet.	Minimum of two spaces. Four Class 2 spaces for any use larger than 50,000 occupied square feet.
Private Parking Garage or Lot, Public Parking Garage or Lot, Vehicle Storage Garage or Lot	None are required. However, if Class 1 spaces that can be rented on an hourly basis are provided, they may count toward the garage's requirement for Class 2 spaces.	One Class 2 space for every 20 car spaces, except in no case less than six Class 2 spaces.
Entertainment, Arts and Recreation Uses Category		
Entertainment, Arts and Recreation Uses not listed below	Five Class 1 spaces for facilities with a capacity of less than 500 guests; 10 Class 1 spaces for facilities with capacity of greater than 500 guests.	One Class 2 space for every 500 seats or for every portion of each 50 person capacity.
Arts Activities	Minimum two spaces or one Class 1 space for every 5,000 square feet of Occupied Floor Area.	Minimum two spaces or one Class 2 space for every 2,500 square feet of publicly accessible or exhibition space.
Sports Stadium, Arena, Amphitheater, or other venue of public gathering with a capacity of greater than 2,000 people	One Class 1 space for every 20 Employees during events.	Five percent of venue capacity excluding Employees. A portion of these must be provided in Attended Facilities as described in Section 155.1(b)(3).
Industrial Uses Category		
Industrial Uses	One Class 1 space for every 12,000 square feet of Occupied Floor Area, except not less than two Class 1 spaces for any use larger than 5,000 occupied square feet.	Minimum of two spaces. Four Class 2 spaces for any use larger than 50,000 occupied square feet.
Institutional Uses Category		
Child Care Facility	Minimum two spaces or one space for every 20 children.	One Class 2 space for every 20 children.
Community Facility, Private Community Facility, Public Facility	Minimum two spaces or one Class 1 space for every 5,000 square feet of Occupied Floor Area.	Minimum two spaces or one Class 2 space for every 2,500 occupied square feet of publicly-accessible or exhibition area.
Hospital	One Class 1 space for every 15,000 square feet of Occupied Floor Area.	One Class 2 space for every 30,000 square feet of Occupied Floor Area, but no less than four located near each public pedestrian entrance.
Medical Cannabis Dispensary	One Class 1 space for every 7,500 square feet of Occupied Floor Area.	Minimum two spaces. One Class 2 space for every 2,500 square feet of Occupied Floor Area. For uses larger than 50,000 occupied gross square feet, 10 Class 2 spaces plus one Class 2 space for every additional 10,000 occupied square feet.
Philanthropic Administrative Service, Social Service or Philanthropic Facility	One Class 1 space for every 5,000 square feet of Occupied Floor Area.	Minimum two spaces for any use greater than 5,000 square feet of Occupied Floor Area, and one Class 2 space for each additional 50,000 occupied square feet.
Post-Secondary Educational Institution or Trade School	One Class 1 space for every 20,000 square feet of Occupied Floor Area.	Minimum two spaces. One Class 2 space for every 10,000 square feet of Occupied Floor Area.
Religious Facility	Five Class 1 spaces for facilities with a capacity of less than 500 guests; 10 Class 1 spaces for facilities with a capacity of greater than 500 guests.	One Class 2 space for every 50 seats or for every portion of each 50 person capacity.
Residential Care Facility	None required.	Minimum two spaces. Two Class 2 spaces for every 50 units or beds, whichever is applicable.
School	Four Class 1 spaces for every classroom.	One Class 2 space for every classroom.

<i>Sales and Services Use Category</i>		
Retail Sales and Services Uses not listed below	One Class 1 space for every 7,500 square feet of Occupied Floor Area.	Minimum two spaces. One Class 2 space for every 2,500 sq. ft. of Occupied Floor Area. For uses larger than 50,000 occupied square feet, 10 Class 2 spaces plus one Class 2 space for every additional 10,000 occupied square feet.
Eating and Drinking Uses, Personal Services, Financial Services	One Class 1 space for every 7,500 square feet of Occupied Floor Area.	Minimum two spaces. One Class 2 space for every 750 square feet of Occupied Floor Area.
Health Service	One Class 1 space for every 5,000 square feet of Occupied Floor Area.	One Class 2 space for every 15,000 square feet of Occupied Floor Area, but no less than four located near each public pedestrian entrance.
Hotel, Motel	One Class 1 space for every 30 rooms.	Minimum two spaces. One Class 2 space for every 30 rooms -plus- One Class 2 space for every 5,000 square feet of Occupied Floor Area of conference, meeting or function rooms.
Mortuary	None.	None.
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture, excluding grocery stores	Minimum two spaces. One Class 1 space for every 15,000 square feet of Occupied Floor Area.	Minimum two spaces. One Class 2 space for every 10,000 square feet of Occupied Floor Area.
Self-Storage	One Class 1 space for every 40,000 square feet.	None.
Trade Shop, Retail Greenhouse or Nursery	One Class 1 space for every 12,000 square feet of Occupied Floor Area, except not less than two Class 1 spaces for any use larger than 5,000 occupied square feet.	Minimum of two spaces. Four Class 2 spaces for any use larger than 50,000 occupied square feet.
Non-Retail Sales and Services not listed below	One Class 1 space for every 12,000 square feet of Occupied Floor Area, except not less than two Class 1 spaces for any use larger than 5,000 occupied square feet.	Minimum of two spaces. Four Class 2 spaces for any use larger than 50,000 gross square feet.
Commercial Storage, Wholesale Storage	One Class 1 space for every 40,000 square feet of Occupied Floor Area.	None.
Office	One Class 1 space for every 5,000 square feet of Occupied Floor Area.	Minimum two spaces for any Office Use greater than 5,000 square feet of Occupied Floor Area, and one Class 2 space for each additional 50,000 occupied square feet.
<i>Utility and Infrastructure Uses Category</i>		
Utility and Infrastructure Uses non listed below	None required.	None required.

(c) **Contractual Limits on Liability.** Requirements for non-accessory garages and parking lots subject to Table 155.2 (29) shall not interfere with the rights of a parking garage owner to enter into agreements with parking garage patrons or take other lawful measures to limit the parking garage owner's liability to patrons with respect to bicycles parked in the parking garage, provided that such agreements or measures are in accordance with the requirements of this subsection.

(d) **In Lieu Fee for Required Class 2 Bicycle Parking.** An applicant may satisfy some or all of the requirements to provide Class 2 bicycle parking by paying the Bicycle Parking In Lieu Fee provided in Section 430 of this Code.

(e) **Alternative Locations, Waivers and Variances.** The Zoning Administrator may administratively waive or grant a variance from bicycle parking requirements or approve alternative locations for bicycle parking under the procedures of Sections 305 and 307(k) of this Code.

(f) **Commercial to Residential Adaptive Reuse projects.** In accordance with Section 210.5, the requirements of this Section 155.2 shall not apply to any Commercial to Residential Adaptive Reuse projects.

(Added by Ord. [183-13](#), File No. 130528, App. 8/7/2013, Eff. 9/6/2013; amended by Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015; Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. [136-21](#), File No. 210674, App. 8/4/2021, Eff. 9/4/2021; Ord. [122-23](#), File No. 230371, App. 7/5/2023, Eff. 8/5/2023; Ord. [159-23](#), File No. 230732, App. 7/28/2023, Eff. 8/28/2023)

(Former Sec. 155.2 added by Ord. 343-98, App. 11/19/98; repealed by Ord. [183-13](#), File No. 130528, App. 8/7/2013, Eff. 9/6/2013)

AMENDMENT HISTORY

Table 155.2 amended; Ord. [14-15](#), Eff. 3/15/2015. Divisions (a)(5), (a)(6), and (b)(1), and Table 155.2 amended; Ord. [188-15](#), Eff. 12/4/2015. Table 155.2 amended; Ord. [202-18](#), Eff. 9/10/2018. Table 155.2 amended; Ord. [136-21](#), Eff. 9/4/2021. Division (f) added; Ord. [122-23](#), Eff. 8/5/2023, and Ord. [159-23](#), Eff. 8/28/2023.

SEC. 155.3. BICYCLE PARKING REQUIREMENTS FOR CITY-OWNED AND LEASED

PROPERTIES.

(a) **Applicability.** This Section applies to the installation of bicycle parking in existing buildings owned, leased or purchased by the City and City-owned non-accessory parking garages and parking lots.

(b) **Requirements.** For all City-owned or leased buildings, non-accessory garages, and parking lots, regardless of whether off-street vehicle parking is available, the Responsible City Official, as defined in Section 155.1, shall provide bicycle parking according to the use categories specified in Table 155.2. All required bicycle parking provided per this Section shall conform to the standards of Sections 155.1 and 155.2. The provisions of this Section shall not apply in any case where the City occupies property as a tenant under a lease, the term of which does not exceed one year.

(c) **Lease Provisions.**

(1) Lease provisions apply to all City leases for buildings that are subject to the requirements of subsection 155.3 and under which the City is a tenant. Such leases shall specifically provide that the Landlord agrees to make space available in the building for bicycle parking facilities. These facilities shall be available for the term of the lease. These leases shall also provide that the Responsible City Official may install, at no cost to the Landlord bicycle parking facilities that are in compliance with subsection (b).

(2) This subsection (c) does not in any way limit the ability of the Zoning Administrator to approve alternative locations for bicycle parking under provision of Section 307(k). In the event that an exemption is granted or an alternative location is approved allowing the installation of bicycle parking facilities on property that is not included in a building leased by the Responsible City Official, or on property that belongs to the Landlord subsection (c) does not apply. If the alternative location is on property that is owned by the Landlord, but is not inside the building to be leased by the Responsible City Official, the lease provision of subsection (c) is required and shall identify that property as the location of the bicycle parking facility.

(d) **Alternative Locations, Reductions or Exemptions.** In the event that compliance with Section 155.3(b) for Class 1 bicycle parking may not be feasible because of demonstrable hardship including but not limited to absence of an off-street automobile garage on the subject lot, the Responsible City Official may apply to the Zoning Administrator under the procedures of Section 307(k)(1) for approval of an alternative storage location, reduction or exemption from the requirements. Waivers and Variances for Class 2 bicycle parking required by subsection (b) above would be subject to the same measures as Section 307(k)(2).

(e) **Implementation.** Except as provided in subsection (g)(2), all City-owned buildings and parking garages subject to Section 155.3 shall comply and install the required bicycle parking and associated signage within one year of the effective date of this Ordinance No. [183-13](#).

(1) Where this Section imposes requirements on the City, the Responsible City Official shall be responsible for fulfilling such requirements.

(2) If during the one-year implementation period set forth in subsection (e) the demand for the bicycle parking facilities is less than 80 percent of the spaces within 20 consecutive non-holiday weekdays, the parking garage may apply to the Zoning Administrator under the procedures of Section 307(k)(1)(B) for permission to delay full compliance with subsection (b). In the case of a parking garage that is not predominantly used during the regular work week (for example, a parking garage near an event venue), the Zoning Administrator may designate an alternative period other than "non-holiday weekdays" for purposes of evaluating an exemption from the full requirements of subsection (b). Such alternative period may include, but not be limited to, 10 consecutive weekends or 20 days on which the parking garage primarily serves customers attending an event at a nearby venue.

(3) Except as provided in subsection (g)(2), existing City-owned buildings and garages with existing substandard racks, which do not comply with acceptable rack types defined in 155.1(c), shall have one year from the effective date of this Section to replace them with conforming racks.

(f) **Monitoring.** The Planning Department shall, every five years, beginning with 2013, survey the amount, location, and usage of both Class 1 and Class 2 bicycle parking spaces at (A) City Hall, (B) the Main Library, (C) the 25 other City-owned or leased buildings which have the highest square footage as identified in a list published by the City's Department of Real Estate, and (D) City-owned garages in order to report compliance with this Section and to ascertain whether current requirements are adequate to meet demand for such parking spaces. Such survey of usage shall be conducted during the months of March through October and shall document usage on at least two fair-weather non-holiday week days. A report on such findings shall be submitted to the Planning Commission and the San Francisco Municipal Transportation Agency Board of Directors. If current requirements are inadequate, the Director shall draft and submit to the Board of Supervisors proposed legislation that would remedy the deficiency. For the purposes of this subsection, "inadequate" shall mean an occupancy of greater than 85 percent or in cases where bicycles are clearly parked in non-standard locations due to crowding of the provided facilities.

(g) **Miscellaneous Standards and Requirements.**

(1) In any City-owned or leased building, non-accessory parking garage, or parking lot that contains more than the required number of bicycle parking spaces as set forth above, the Responsible City Official or private parking garage owner shall not remove such additional bicycle parking spaces without petitioning the Zoning Administrator. Such a petition may not be filed until at least one year after the effective date of this Section. That petition shall demonstrate that the spaces the Responsible City Official or private parking garage owner seeks authority to remove have not been necessary to meet the demand of Employees and other building users.

(2) For existing buildings owned, leased or purchased by the City and City-owned parking garages, the Responsible City Official shall comply with this Section 155.3. The Board of Supervisors does not intend to impose requirements of this Section on any Responsible City Official where such application would impair obligations of contract.

SEC. 155.4. REQUIREMENTS FOR SHOWER FACILITIES AND LOCKERS.

(a) **Applicability.** Requirements for shower facilities and lockers are applicable under the provisions of Section 155.2(a)(1) through (a)(4) for uses defined under subsection (c) below. Subject uses shall provide shower and clothes locker facilities for short-term use of the tenants or Employees in that building. When shower facilities and lockers are required due to additions to, conversion, or renovation of uses, facilities shall be calculated based on the total square footage of the building or lot after the addition, conversion or renovations.

(b) **Effective Date.** The effective date of the requirements of this Section, shall be either November 19, 1998, which is the date that the requirements originally became effective by Ordinance 343-98, or the date a subsequent modification, if any, became effective.

(c) **Requirements.**

Uses	Minimum Shower Facility and Lockers Required
Entertainment, Arts and Recreation Uses; Industrial Uses; Institutional Uses; Non-Retail Sales and Services Uses; Utility and Infrastructure Uses; Small Enterprise Workspace; and Trade Shop	<ul style="list-style-type: none"> - One shower and six clothes lockers where the Occupied Floor Area exceeds 10,000 square feet but is no greater than 20,000 square feet, - Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet, - Four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet.
Retail Sales and Services Uses, except as listed above	<ul style="list-style-type: none"> - One shower and six clothes lockers where the Occupied Floor Area exceeds 25,000 square feet but is no greater than 50,000 square feet, - Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 50,000 square feet.

(d) **Exemptions.** An owner of an existing building subject to the requirements of this Section 155.4 shall be exempt from Subsection (c) upon submitting proof to the Zoning Administrator that the owner has made arrangements with a Gym or other facility, located within three blocks of the building, to provide showers and lockers at no cost to the Employees who work in the owner's building.

(Added by Ord. [183-13](#), File No. 130528, App. 8/7/2013, Eff. 9/6/2013; amended by Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015)

(Former Sec. 155.4 added by Ord. 193-01, File No. 010488, App. 9/7/2001; amended by Ord. 187-09, File No. 090867, App. 8/12/2009; Ord. [173-12](#), File No. 120471, App. 8/2/2012, Eff. 9/1/2012; Ord. [182-12](#), File No. 120665, App. 8/8/2012, Eff. 9/7/2012; repealed by Ord. [183-13](#), File No. 130528, App. 8/7/2013, Eff. 9/6/2013)

AMENDMENT HISTORY

Divisions (c) and (d) amended; Ord. [188-15](#), Eff. 12/4/2015.