

CHAPTER 6 — - PARKING

Section 4-601 - Purpose and Applicability.

- A. **Purpose.** The purpose of Chapter 6 is to provide standards for vehicle and bicycle *parking* facilities. This chapter recognizes that each *development* has unique *parking* needs and provides a flexible approach for determining *parking* space requirements.
- B. **Applicability.** Conformance to the standards in Chapter 6 shall be required for all uses and *developments*, except as noted herein, except in the MU-Ed District parking standards shall be established through the Joint Review Committee. Construction or modification of any *parking* area, except single-family residential *parking* areas, shall comply with plans that have been approved by the city. Single-family *parking* areas shall conform to Section 4-602(B) and (C).

(Ord. No. 2005.48, 8-18-2005)

Section 4-602 - General Parking Standards.

- A. **Parking Required.** No use shall provide less than the minimum or more than the maximum number of *off-street parking* spaces required under Section 4-603. The use of any property is conditional upon the unqualified continuance and availability of the *parking* as required by this Code. In phased projects, individual phases of the project are exempt from the maximum *parking* standards, provided that the project does not exceed the maximum allowable *parking* at build-out.
- B. **Parking Standards Applicable in All Zoning Districts.**
 - 1. *Parking* spaces shall conform to the clear vision requirements in Section 4-702(G) and the vehicle and pedestrian circulation standards in Sections 4-502 and 4-503 respectively;
 - 2. *Parking* is allowed only on improved paved surfaces. Pavement may be concrete, asphalt, brick or concrete pavers, or alternatively a stabilized, dust-proof, porous material (e.g. decomposed granite) approved by the Community Development Director, or designee. Where decomposed granite or similar porous pavement is used, it shall conform with the Americans with Disabilities Act Design Guidelines;
 - 3. A *parking* area shall be located on the *lot* it serves, or on a *contiguous lot*. Whenever required *parking* is provided on a *contiguous lot* a parking covenant and agreement shall be filed with the Community Development Department prior to issuance of a building permit;
 - 4.

Parking for uses located on property zoned as multi-family residential, commercial, *mixed-use* or *office/industrial* may not be provided on any property in a single-family (R1) district. *Parking* for any non-residential use permitted in the single-family zoning districts may be located in any other zoning district;

5. A curb or bumper guard shall be installed so that no part of any vehicle extends into any *parking setbacks* or *landscape* areas required by this Code or beyond any *property line*. *Parking* may overhang non-required *landscape* by two (2) feet in which case the length of *parking* stall shall be reduced by two (2) feet;
6. A curb or bumper guard shall be installed so that no part of any vehicle extends into a pathway or beyond any *property line*. *Parking* may overhang pathways by two (2) feet when pathway is a minimum six (6) feet in width. No vehicle may overhang any bikeway facility or public sidewalk;
7. *Recreational vehicles* exceeding twenty-one (21) feet in length and all boats, unmounted truck campers, and *trailers* shall not be parked in the required front yard *building setback* or required *street side yard setback*, except for periods of up to forty-eight (48) hours within seven (7) consecutive days for the purpose of loading, unloading and cleaning. Such vehicles parked or stored in the defined setbacks shall be subject to a *use permit*; and
8. All *parking* spaces shall be adequately marked, and the paved area shall be properly drained and kept free from dust or loose particles at all times.

C. **Parking Standards Applicable in Single-Family Uses and Development.** In addition to the requirements of Section 4-602(B) above, the following standards shall apply to all *single-family dwellings* and in the agricultural (AG) zoning district:

1. Tandem *parking* is permitted;
2. *Parking* requirements for projects in the R1-PAD district shall be established with the PAD Overlay approval; and
3. Required *parking* spaces may be located in the required front *yard building setback* or *street side yard setback*, subject to a *use permit*.

D. **Parking Standards Applicable in Zoning Districts Except Single-Family.** In addition to the requirements of Section 4-602(B) above, those uses allowed in all other zoning districts shall comply with the following regulations:

1. Tandem *parking* spaces used in the required off-street *parking* calculation may be allowed, subject to an approved *use permit*;
2. Paved areas that are in a fire lane, driveway, or drive-through lane that are needed for circulation in front of loading ramps or bay doors shall not be used for *parking*, storage or outdoor display at any time. *Parking* stalls that would *block* a *building* entrance are prohibited;
- 3.

Parking structure designs shall minimize risk and opportunity for crime through clearly marked and *accessible* pedestrian routes, way-finding, lighting, and opportunities for surveillance; and

4. *Parking lots* for adjacent commercial uses are permitted in any multi-family district subject to a *use permit*.

E. **Parking Standards Applicable in the Adaptive Reuse Program.** Sections 4-601, 4-602 and 4-603 apply to the *adaptive reuse* program to the extent they do not conflict with this subsection (E).

The parking standards and ratios for the *adaptive reuse* program are as follows:

1. The *lot* shall maintain the existing number of provided parking spaces, except for modifications required the Americans with Disabilities Act (ADA).
2. Restaurant uses shall be calculated at one (1) vehicle space per one hundred fifty (150) square feet of area.
3. The *net floor* area for determining parking calculations shall exclude: hallways, restrooms, kitchens and storage areas.
4. If the subject parcel is within one thousand three hundred twenty (1,320) feet, measured along the center of any public right-of-way to the *lot* of the off-site parking, such spaces may be included for determining the required parking. The use of the off-site parking shall be authorized and conform to the requirements pursuant to Section 4-605, Parking Affidavit.
5. If the subject parcel is within one thousand three hundred twenty (1,320) feet, measured along the center of any public right-of-way, to the lot of a public parking lot or garage (excluding public parks), such spaces may be counted as part of the required parking.
6. Outdoor dining area up to five hundred (500) square feet shall not be counted towards the required parking for the use.

(Ord. No. 2005.48, 8-18-2005; Ord. No. 2010.17, 7-1-2010; Ord. No. 2014.59, 10-2-2014; Ord. No. O2121.44, 10-14-2021)

Section 4-603 - Parking Ratios.

The number of required off-*street* vehicle and bicycle *parking* spaces shall be calculated for each use as follows:

- A. **On-Site Parking Spaces.** The minimum *parking* ratios in Table 4-603E, below, are applied to each use on the site. Statements like "+ *office*" are intended to remind the applicant to identify and include all independent uses. *Parking* calculations shall be provided for every separate main or primary use on the site, as identified in the site and floor plans submitted for city approval.
- B. **Accessible Parking Spaces (Americans with Disabilities Act - ADA).** The minimum number of *accessible parking* spaces shall conform to ADA requirements. Refer to Federal ADA code.
- C.

Maximum Parking Spaces. Except for the RCC zoning district and all MU districts, the number of *parking* spaces provided by any *development* in surface *parking lots* shall not exceed one hundred twenty-five (125) percent of the minimum required spaces in Table 4-603E, except as follows:

1. *Parking* within the *building* footprint of a *structure* (e.g., rooftop *parking*, below-grade *parking*, multi-level *parking structure*);
2. When a change in use causes a lower *parking* requirement;
3. *Parking* spaces managed for shared *parking*;
4. A *use permit* is required to provide more surface *parking* than the maximum standard and additional *landscape* is required per Section 4-704(A); and
5. Phased projects do not need to comply, until the final phase is constructed.

D. Parking Calculations. If the Zoning Administrator determines that an activity could function independent of the main use for the space, *lot* or *building*, then it must be included in the required *parking* calculation and must provide *parking* of its own. A separate *parking* calculation is not required for *accessory uses*. *Parking* calculations shall follow the requirements below:

1. When multiple uses are proposed, the fractional *parking* requirement for each use is added together prior to rounding, per Section 1-209;
2. *Net floor area* shall be used for square footage calculations, except where otherwise indicated;
3. The following standards apply to specified and unspecified tenant spaces in industrial *buildings*:
 - a. Specified Tenant(s):
 - i. Where tenants are specified and listed by name of company, *parking* is calculated according to the uses identified in the floor plan.
 - b. Unspecified Tenant(s):
 - i. This provision is specifically used for distribution and industrial *buildings* larger than one hundred thousand (100,000) square feet. The *building* shall be divided into equal tenant spaces with no tenant space containing more than forty thousand (40,000) square feet. After dividing the individual tenant spaces into twenty percent (20%) *office* use and eighty percent (80%) *warehouse* use, the *parking* standard is one (1) space per five hundred (500) square feet for the first ten thousand (10,000) square feet of the *warehouse* use, and one (1) space per five thousand (5,000) square feet for the remaining *warehouse* area. The *office* portion shall be calculated at one (1) space per three hundred (300) square feet of *office* floor.

ii.

This provision is specifically used for *office buildings, warehouse buildings, or combination officel/warehouse buildings* that do not exceed forty thousand (40,000) square feet. *Parking* is calculated with twenty percent (20%) *office* and eighty percent (80%) *warehouse*. The *warehouse* standard is one (1) space per five hundred (500) square feet for the first ten thousand (10,000) square feet and one (1) space per five thousand (5,000) square feet for the remaining *warehouse* area. The *office* shall be calculated at one (1) space per three hundred (300) square feet. No minimum floor area is specified in this scenario.

4. Bicycle Parking. The bicycle *parking* ratios are indicated in the columns listed in Table 4-603E when required. Bicycle *parking* ratios in the "Bicycle Commute Area" apply to properties north of Southern Avenue extending north, east and west to the city limit lines.

E. Parking Ratio Table. Table 4-603E provides minimum off-*street parking* requirements for uses allowed by this Code. Requirements for uses not specifically listed shall be determined by the Zoning Administrator using the similar use ruling procedure in Section 6-301. *Parking* ratios for uses in all MU zoning districts shall be established through the PAD Overlay process. Parking ratios for uses located in the CC, City Center District, shall comply with the standards established in Table 4-607A, Downtown Parking Standards.

Table 4-603E: Ratios for Off-Street Parking			
Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Bed and breakfast	1 space per guest bedroom	NS	NS
Church/place of worship	1 space per 100 sf for sanctuary + school, etc.	1 per 1,500 sf	1 per 1,500 sf
Clinic (medical, dental, veterinary)	1 space per 150 sf	1 per 12,000 sf, 2 min	1 per 12,000 sf, 2 min
Club			
Bar/tavern/nightclub/teen night club	1 space per 50 sf	1 per 1,000 sf	1 per 500 sf

Lodge/club or similar	1 space per 125 sf	1 per 2,000 sf	1 per 2,000 sf
Outdoor (no parking first 300 sf; per tenant space)	1 space per 150 sf	1 per 2,000 sf	1 per 2,000 sf
Conference/assembly	1 space per 125 sf	1 per 2,000 sf	1 per 2,000 sf
Childcare center	1 space per 300 sf	1 per 3,000 sf	1 per 1,500 sf
Entertainment			
Amusement park	1 per 500 sf of public area	1 per 5,000 sf	1 per 2,500 sf
Arcade	1 space per 150 sf	1 per 1,000 sf	1 per 500 sf
Billiard establishment	1 space per 125 sf	1 space per 2,000 sf	1 space per 1,500 sf
Bowling alley	5 spaces per lane + bar, etc.	0.5 per lane	0.5 per lane
Court (tennis, racquetball, etc.)	2 per court + restaurant, etc.	0.5 per court	0.5 per court
Golf course/clubhouse	4 spaces per green + restaurant, pro shop, etc.	0.2 per green	0.2 per green
Golf driving range	0.5 space per tee + retail (pro shop)	1 per 10 tees	1 per 10 tees
Mini-golf	1 space per hole + arcade, etc.	0.5 per hole	0.5 per hole
Museum	1 space per 250 sf	1 per 4,000 sf	1 per 3,000 sf

Stadium/arena	0.2 space per seat + restaurant, etc.	1 per 100 seats	1 per 100 seats
Team sports (volleyball, baseball, soccer, etc.)	9 per field or court	4 per field or court	4 per field or court
Theater	1 space per 3 seats	1 per 40 seats	1 per 30 seats
Fitness center	1 space per 125 sf or sum of components (courts, daycare, office, etc.), whichever is less	1 per 2,000 sf	1 per 2,000 sf
Fraternity/sorority	1.5 spaces per bedroom	0.5 per bedroom	1 per bedroom
Hospital	0.5 space per bed & 1 space per doctor on staff + 0.5 space per employee	0.2 space per employee	0.2 space per employee
Hotel/motel	1 space per unit + office, etc.	1 per 20 units	1 per 20 units
Manufacturing	1 space per 1,000 sf + office	1 per 10,000 sf	1 per 10,000 sf
Mini-warehouse/rental storage facilities	1 per 5,000 sf; includes manager's office	NS	NS
Mortuary	1 space per 125 sf	2 spaces	2 spaces

Nursing home/elder care	0.5 space per bed	0.05 per bed	0.05 per bed
Office	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 8,000 sf, 4 min
Call center	1 space per 150 sf	1 per 1,500 sf	1 per 750 sf
Restaurant			
Indoor	1 space per 75 sf	1 per 1,000 sf	1 per 500 sf
Outdoor (no parking first 300 sf; per tenant space)	1 space per 150 sf	1 per 2,000 sf	1 per 2,000 sf
Take out only (no tables/chairs)	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Retail			
Indoor	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Outdoor (no parking first 300 sf; per tenant space)	1 space per 500 sf	1 per 5,000 sf	1 per 5,000 sf
Convenience store/gas	1 space per 300 sf	1 per 2,000 sf	1 per 1,000 sf
Furniture sales	First 10,000 sf @ 1 space per 500 sf + 1 space per 5,000 sf remaining	1 per 5,000 sf	1 per 5,000 sf
Residential			
Mobile home/trailer	2 spaces + 0.2 guest spaces per unit	NS	NS

Multi-family			
Guest	0.2 space per unit	0.2 space per unit	0.2 space per unit
Studio	1 space per unit	0.5 per unit	0.75 per unit
1 Bedroom	1.5 spaces per unit	0.5 per unit	0.75 per unit
2 Bedroom	2 spaces per unit	0.5 per unit	0.75 per unit
3 Bedroom	2.5 spaces per unit	0.75 per unit	1 per unit
4 Bedroom	3 spaces per unit	0.75 per unit	1 per unit
Single-family including additions (up to 5 bedrooms)	2 spaces per unit	R1-PAD requirement shall be established with the PAD Overlay	R1-PAD requirement shall be established with the PAD Overlay
Single-family including additions (6 or more bedrooms)	3 spaces per unit		
School			
Elementary/junior high	1 space per 300 sf of classroom + office	1 per 1,000 sf	1 per 1,000 sf
Instructional	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf
High school/college	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf

Vocational	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf
Service	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Financial institution	1 space per 300 sf	1 per 3,000 sf	1 per 1,500 sf
Vehicles			
Car wash - automatic	1 space per 300 sf	4 spaces	4 spaces
Car wash - self serve	0.5 spaces per bay	NS	NS
Sales/rental	1 spaces per 300 sf; 7 spaces min	4 spaces	4 spaces
Services station	1 spaces per 300 sf; 7 spaces min	4 spaces	4 spaces
Warehouse			
Specified tenant(s)	First 10,000 sf of warehouse @ 1 space per 500 sf + 1 space per 5,000 sf for remaining warehouse+ office	1 per 10,000 total sf	1 per 10,000 total sf
Unspecified tenant(s)	See <u>Section 4-603(D)(3)(b)</u>	Based on any office space (1 per 10,000 sf)	Based on any office space (1 per 10,000 sf)

Key:

NS = No Standards

sf = square feet

(Ord. No. 2009.15, 10-22-2009; Ord. No. 2015.60, 12-17-2015; Ord. No. O2022.27, 9-8-2022)

Section 4-604 - Shared Parking.

Parking requirements for two (2) or more uses may be satisfied with *shared parking*. *Shared parking* may be approved only when the subject uses have inherent differences in *parking* activity patterns, the combined *parking* requirement will not exceed the available *parking* supply, and the right of joint use of a *parking* facility is evidenced by a contract establishing joint use. *Shared parking* shall be subject to review and approval by the Community Development Director, or designee, under Section 6-311, and shall conform to the following standards:

- A. Location.** *Parking* shall be provided on the same or a *contiguous lot*. *Parking* may be provided off-site with professional analysis that the proximity of the *parking* is acceptable.

In cases where *parking* for a project is to be provided on more than one (1) *lot*, a *parking* association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Community Development Director, or designee, prior to issuance of the building permit.

- B. Shared Parking Model.** The Shared Parking Model (see Appendix F) shall be used as a basis for predicting the *parking* required for a particular mix of uses on a site, except where the Community Development Director, or designee, has approved the use of a customized *parking* model.
- C. Shared Parking Report.** The applicant's calculation of *shared parking* requirements shall be based on a professional *parking* analysis and management plan that is submitted with the *development plan* and/or land use proposal.
- D. Implementation.** The owner or manager of a project approved under the *parking* demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the *net floor area* for the project, both occupied and vacant, according to type of use. The Community Development Director, or designee, may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.

(Ord. No. 2005.48, 8-18-2005)

Section 4-605 - Off-Site Parking Affidavit.

When *shared parking* is permitted, between different lots, the owner of the site on which the *shared parking* is located shall file a *parking affidavit* with the Community Development Department. If the lots share reciprocal parking privileges to resolve *parking* requirements on each

respective lot, then a *parking affidavit* shall be filed for both lots. The *parking affidavit* shall transfer the rights to the unqualified availability of a specific number of *parking* spaces from one (1) property (which can no longer take credit for them) to another for the specific hours of use supported by the *parking* analysis (Section 4-604(C)), as long as the spaces are required by this Code. After city approval of the affidavit(s), the city shall record the affidavit with the Maricopa County Recorder's office. Proposed amendments to, or termination of, a recorded *parking affidavit* requires an application to the city for review of conformance to the site conditions and code requirements prior to any amendment or termination.

(Ord. No. O2121.44, 10-14-2021)

Section 4-606 - Parking Area Dimensions.

A. **Parking Area Dimensions.** Minimum dimensions for *parking* spaces:

1. *Motor vehicle parking* spaces shall measure eight (8) feet six (6) inches wide by eighteen (18) feet long or by sixteen (16) feet long, with not more than a two (2) foot overhang when allowed;
2. All parallel *motor vehicle parking* spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
3. End spaces for *motor vehicles* shall provide a three (3) foot maneuvering area. See Figure 4-606A1, below;
4. *Parking* area layout shall conform to the diagram in Figure 4-606A2 and the dimensions in Table 4-606A below;
5. *Parking* areas shall conform to Americans With Disabilities Act (ADA) standards for *parking* spaces (dimensions, van *accessible parking* spaces, etc.). *Parking structure* vertical clearance, van *accessible parking* spaces, should refer to Federal ADA guidelines; and
6. Bicycle *parking* shall be on a fifteen (15) inch by six (6) feet minimum concrete pad per bike, or within a garage for residential use.

Figure 4-606A1: Maneuvering Areas

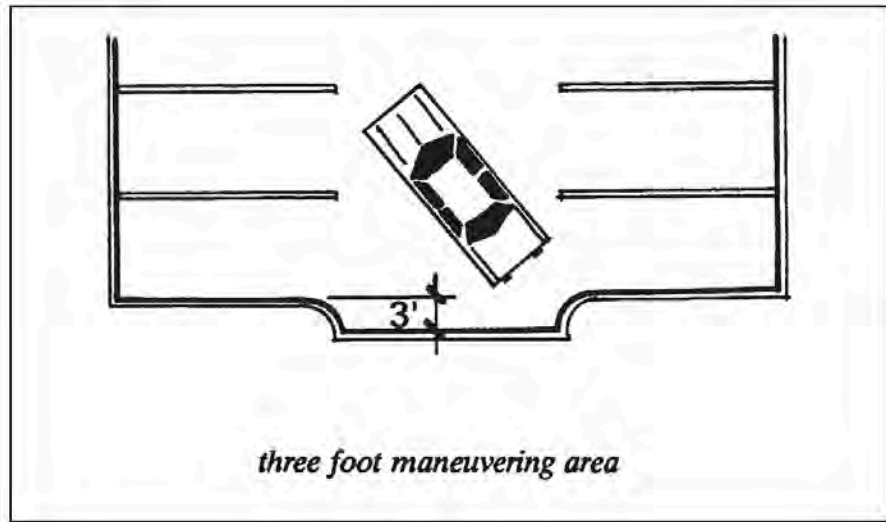


Figure 4-606A2: Parking Area Layout

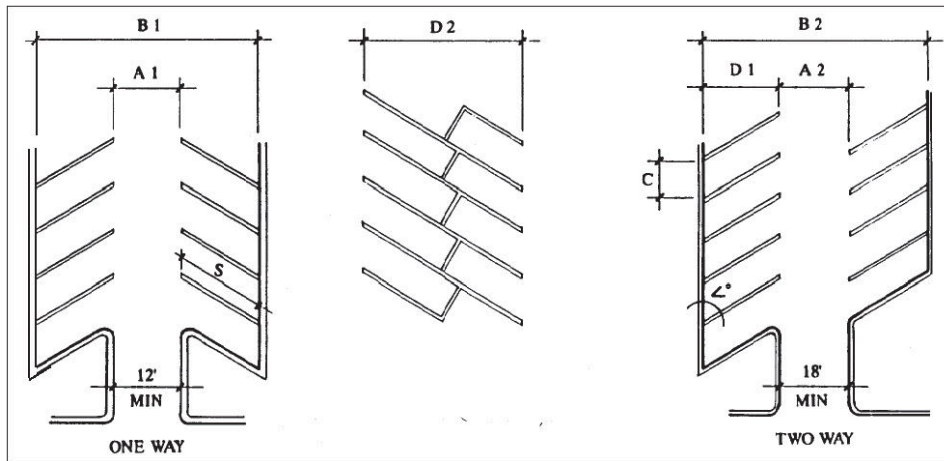


Table 4-606A: Parking Area Layout

Standard Space	PARKING ANGLE < °	CURB LENGTH C	STALL DEPTH		AISLE WIDTH		BAY WIDTH		STRIPE LENGTHS
			SINGLE D1	DOUBLE D2	ONE WAY A1	TWO WAY A2	ONE WAY B1	TWO WAY B2	
	90°	8'-6"	18'	36'	23'	23'	59'	59'	18'
	60°	10'	20'	40'	17'	18'	57'	58'	23'
	45°	12'	18'-6"	37'	13'	18'	50'	55'	26'-6"
	30°	17'	16'-6"	33'	12'	18'	45'	51'	32'-8"
	0°	22'	8'-6"	17'	12'	18'	29'	35'	8'-6"

(Ord. No. O2121.44, 10-14-2021)

Section 4-607 - Downtown Parking Standards.

The following *parking* requirements have been established for uses located in the CC, City Center District and shall utilize parking ratios in Table 4-607A. If ratios are not identified in Table 4-607A, then the general parking standards found in Table 4-603E shall apply. The CC District shall be exempt from the reductions found in Table 5-612A - Transportation Overlay District Reductions to Minimum Parking.

- A. The first five thousand (5,000) square feet of building area for commercial use, as defined in Table 4-607A, shall be waived for the purpose of determining the minimum required parking for the site.
- B. Public parking shall be provided for all new development and determined as part of the parking management plan. For the purpose of this section, "Public parking" means, parking which is not allocated or not restricted for exclusive use by employees or residents, and shall remain available for customers or guests regardless of accessibility or associated fees for such parking.
- C. Parking Management Plan. A parking management plan shall be provided as part of a comprehensive effort for establishing employee, resident, and public parking in a new development that provides either on-site and/or off-site parking locations and how those spaces are managed. The purpose of the plan is to minimize traffic, encourage alternate modes of transportation, and effectively allocate parking needs for the greater downtown area. The plan

shall be based on a professional parking analysis and shall be processed as a part of the development plan review, subject to approval of the appropriate decision-making body. The plan shall comply with the following:

1. The parking management plan shall identify the location of specific parking facilities and the number of parking spaces in such facilities that are available to meet the parking demand of the new development.
 2. Parking identified on the plan shall be delineated as being reserved for employees, residents, or public parking, and whether valet or other access control measures are used to ensure the availability and enforcement of the plan.
 3. The professional parking analysis shall demonstrate that adequate parking for the public is provided, identifying existing supply and demand within the surrounding parking facilities and what will be provided on site. When off-site parking is proposed to satisfy the parking standards for employee/resident parking, the applicant shall demonstrate that all such parking is available within the specified parking facilities, based on the existing demand and supply as identified in the professional parking analysis.
 4. A shared parking model, as identified in Section 4-604(B), shall not be used for the purpose of reducing the minimum parking standards found in Table 4-607A.
 5. The owner or manager designee of a development approved under the parking management plan shall provide an accurate and current record of the uses and parking allocation for the development. The Community Development Director, or designee, may require this record be provided or updated when the owner applies for a change in use or development plan review for the subject site.
- D. Parking Affidavit. When off-site parking is provided as part of the parking management plan, the owner of the site on which the shared parking is located shall file a parking affidavit with the Community Development Department. The parking affidavit shall transfer the right to the unqualified availability of a specific number of parking spaces from one (1) property (which can no longer take credit for them) to another. This agreement shall be completed prior to receiving building permits.

Table 4-607A: CC District Parking Standards		
Use	Vehicle Parking Minimums	Bicycle Parking Minimums

Commercial (all types): bar, clinic, club, entertainment, office, restaurant, retail, fitness center, theater, etc.	first 5,000 sf waived. 1 space per 500 sf thereafter	See Table 4-603E
Commercial, outdoor	0	0
Church/place of worship	1 space per 300 sf for sanctuary + school, etc.	See Table 4-603E
Conference/assembly	First 10,000 sf waived for hotels, 1 space per 300 sf thereafter	0
Hotel/motel	0.3 spaces per unit + commercial, conference, etc.	See Table 4-603E
Residential		
Single-family	1 space	0
Multi-family (all types)		See Table 4-603E
Guest	0.1 per unit (without commercial)	
Studio	0.5 spaces per bedroom	
1 Bedroom unit	0.5 spaces per bedroom	
2 Bedroom unit	0.5 spaces per bedroom	
3 Bedroom unit	0.3 spaces per bedroom	
4 Bedroom unit or more	0.3 spaces per bedroom	

School	1 space per 300 sf of classroom + office	See Table 4-603E
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Note: Public parking shall be provided and determined as part of a parking management plan.

Key:

SF = square feet

(Ord. No. 2015.60, 12-17-2015)