

7.4.8. REQUIRED NUMBER OF BICYCLE PARKING SPACES

A. Purpose

The purpose of this section is to encourage the use of bicycles by providing safe and convenient places to park bicycles. These regulations further the City's goal of being a bicycle friendly community by ensuring that the necessary facilities are in place to accommodate cyclists.

B. Minimum Number of Bicycle Parking Spaces Required

1. The number of short and long-term bicycle parking spaces required for each Land Use Group, Class and Type is listed in Table 7.4.8-1 below.

a. Exceptions

(1) No long-term bicycle parking is required on a site where there is less than 2,500 square feet of gross floor area .

(2) Bicycle Parking In-Lieu Fee. The required number of bicycle parking spaces may be satisfied partially or completely by paying the City bicycle parking in-lieu fee in an amount established by separate ordinance to be used by the City to install bicycle parking and associated improvements in the right-of-way . The in-lieu fee may not be used if there are vehicular use areas , plazas, exterior courtyards, or other open areas on the site , other than required landscaping , large enough, separately or in combination, to accommodate all or a portion of the required bicycle parking.

(3) When there are existing bicycle racks in the right-of-way , the PDSO Director may allow a modification to the required number of bicycle parking spaces based on a finding from the City's Bicycle Coordinator that the number of existing racks will adequately serve the proposed use and other nearby uses the racks currently serve.

(4) When the requirements of this Section are required due to an expansion in accordance with Section 7.4.3.E, *Expansions*, the PDSO Director may grant a modification to the required number of bicycle parking spaces based on a finding from the City's Bicycle Coordinator or designee that a reasonable attempt has been made to provide all or a portion of the required bicycle parking in a manner that that the bicycle parking does not create a safety hazard for pedestrians, cyclists, and motorists and is clearly visible from adjacent sidewalks , drives, and/or public entrances .

2. Minimum Required Bicycle Parking Spaces

Table 7.4.8-1: Minimum Required Bicycle Parking Spaces		
Land Use Group/Class	Short-Term Bicycle Parking Required	Long-Term Bicycle Parking Required
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Land Use Group/Class	Short-Term Bicycle Parking Required	Long-Term Bicycle Parking Required
AGRICULTURAL USE GROUP	None.	None.
CIVIC USE GROUP	1 space per 8,000 sq. ft. GFA, minimum requirement is 2 spaces; except as follows:	1 space per 12,000 sq. ft. GFA, minimum requirement is 2 spaces; except as follows:
Cemetery	None.	None.
Civic Assembly; Membership Organization; Religious Use	Spaces for 2% of the maximum expected daily attendance. Maximum requirement is 50 spaces.	1 space per 20 employees. Minimum requirement is 2 spaces.
Cultural Use - Zoo	10% of the required number of motor vehicle parking.	None.
Educational Uses:		
Grades K - 12	Grades 1-12: 1 space per 20 students of planned capacity. Minimum requirement is 2 spaces.	Grades 1-12: 1 space per 10 employees plus 1 space per 20 students of planned capacity. Minimum requirement is 2 spaces.
Postsecondary Institutions; Instructional Schools	1 space per 10 students of planned capacity. Minimum requirement is 2 spaces.	1 space per 10 employees plus 1 space per 10 students of planned capacity; or 1 space per 20,000 sq. ft. GFA, whichever is greater.

COMMERCIAL USE GROUP	2 spaces.	1 space per 12,000 sq. ft. GFA, minimum requirement is 2 spaces; except as follows:
Administrative and Professional Office	1 space per 20,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 6,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Alcoholic Beverage Service	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Animal Service	None.	None.
Billboard	None.	None.
Car Wash, Self-Service	None.	None.
Day Care	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Daycare - Home Occupation	None.	None.
Entertainment (e.g., Sports Stadium or Center; Theater - Live; & Theater - Movie); except,	Spaces for 2% of the maximum expected daily attendance. Maximum requirement is 150.	1 space per 20 employees. Minimum requirement is 2 spaces.
Dance Hall	1 space per 2,000 sq. ft. GFA.	1 space per 12,000 sq. ft. GFA.
Carnival/Circus	None.	None.
Rodeo Arena	Spaces for 2% of the maximum expected daily attendance.	1 space per 20 employees. Minimum requirement is 2 spaces.
Financial Service	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Food Service	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Medical Service:		
Extended Health Care (e.g., nursing home, assisted living)	0.05 spaces per bedroom . Minimum requirement is 2 spaces.	0.15 spaces per bedroom . Minimum requirement is 2 spaces.
Major (e.g., hospital)	1 space per 20,000 sq. ft. GFA. Minimum requirement is 2 spaces	1 space per 50,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Outpatient	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Parking	None.	Except for unattended surface parking lots , 1 space per 20 auto spaces. Minimum requirement is 2 spaces.
Personal Service	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Transportation Service	None.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Traveler's Accommodation, Campsite	1 space per 20 campsites.	None.
Travelers' Accommodation, Lodging	2 spaces plus 1 space per 6,000 sq. ft. GFA of conference, restaurant, bar, and/or banquet space. Maximum requirement is 50 spaces.	1 space per 20 guest rooms. Minimum requirement is 2 spaces.

Vehicle Storage	None.	None.
INDUSTRIAL USE GROUP	None.	1 space per 15,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum required is 10 spaces.
RECREATION USE GROUP	Per Director 's approval, except as follows:	Per Director 's approval, except as follows:
Billiard/Pool Hall; Health/Exercise Club/Gymnasium; Skating Rink; and Bowling Alley	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Athletic Fields	2 spaces per field.	None.
Batting Cage	0.25 spaces per batting cage. Minimum requirement is 2 spaces.	None.
Court - Basketball, Racquetball, Tennis, or Volleyball	0.25 spaces per court. Minimum requirement is 2 spaces.	None.
Golf Course	None.	2 spaces.
Driving Range	2 spaces.	None.
Miniature Golf Course	0.25 spaces per tee.	None.
Rifle and Pistol Range	None.	None.
Swimming Pool	1 space per 2,000 sq. ft. of entire pool area. Minimum requirement is 2 spaces.	None.
RESIDENTIAL USE GROUP		
Single-Family & Mobile Home Dwellings	None.	None.
Multifamily Dwellings and Group Dwelling	0.10 spaces per bedroom . Minimum requirement is 2 spaces.	0.5 spaces per bedroom . Minimum requirement is 2 spaces.
Residential Care Services	0.05 spaces per bedroom . Minimum requirement is 2 spaces.	0.10 spaces per bedroom . Minimum requirement is 2 spaces.
RETAIL TRADE USE GROUP*		
Retail Trade Uses Less Than 50,000 sq. ft. GFA	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Retail Trade Uses 50,000 sq. ft. GFA - 99,999 sq. ft. GFA	1 space per 6,000 sq. ft. GFA.	1 space per 12,000 sq. ft. GFA.
Retail Trade Uses More Than 100,000 sq. ft. GFA	1 space per 7,000 sq. ft. GFA. Maximum requirement is 150 spaces.	1 space per 12,000 sq. ft. GFA. Maximum requirement is 50 spaces.
*The required number of bicycle parking spaces for multiple or mixed use development composed of more than one building are calculated on a per building basis using the formulas provided above		
Auctions	None.	None.
Construction Material Sales, Furniture, Carpet, or Appliance Store; Heavy Equipment Sales; and Vehicle Rental and Sales	2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.

Farmers' Market or Swap Meets	1 space per 5,000 sq. ft. of display and sales area only. Minimum requirement is 2 spaces.	None.
Gasoline Sales without Food and Beverage Sales	None.	None.
Home Improvement Center	1 space per 12,000 sq. ft. GFA. Maximum requirement is 10 spaces.	1 space per 12,000 sq. ft. GFA. Maximum requirement is 10 spaces.
Medical Marijuana Dispensary Off-Site Cultivation Location	2 spaces.	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
STORAGE USE GROUP		
Commercial Storage & Hazardous Material Storage	None.	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
Personal Storage	2 spaces.	None.
UTILITIES	None.	None.
WHOLESALE USE GROUP	2 spaces.	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.

(Am. Ord. 11199, 9/9/2014; Am. Ord. 11328, 12/8/2015)

7.4.9. BICYCLE PARKING DESIGN CRITERIA

A. Purpose

These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.

B. General Criteria

1. Parking and Maneuvering

- a. Bicycle parking may not impede on-site pedestrian access. A clearance space of at least four feet in width must be provided for pedestrian access.
- b. Each bicycle parking space must be accessible without moving another bicycle.
- c. Adequate maneuvering space must be provided behind all outdoor bicycle parking facilities .
- d. The bicycle parking area must be hard surfaced and maintained in a smooth, durable, and well-drained condition. Stabilized decomposed granite is an acceptable surface material for bicycle parking areas .
- e. Outdoor bicycle parking areas must be lighted so that they are thoroughly illuminated and visible from adjacent sidewalks , parking lots , or buildings during hours of use.
- f. Bicycle parking facilities will be maintained in good condition and kept clear of trash and debris.
- g. Vehicular Use Areas . Short- and long-term bicycle parking are permitted in vehicular use areas provided the parking area is separated from vehicular parking and drive areas by a barrier or is located a sufficient distance from vehicular uses areas to prevent damage to the parked bicycles. Examples of acceptable barriers include curbs, bollards, concrete planters, landscape buffers, or other suitable barrier devices. Striping in combination with other barrier devices is permitted.

2. Bicycle Racks

Bicycle racks must comply with all of the following criteria: (See Figures 7.4.9-B and C for illustrative examples of these criteria.)

- a. Bicycle racks must be securely anchored to the ground, floor, wall, or ceiling;
- b. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped lock if both wheels are left on the bicycle;
- c. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;

- d. A single rack is designed and located to accommodate two bicycles;
- e. Racks must not have sharp edges that can be hazardous to pedestrians, particularly individuals with visual disabilities. Artistic bicycle racks are acceptable provided they meet the criteria herein;
- f. Each required short-term bicycle parking space must be at least two feet by six feet;
- g. A bicycle rack must be a minimum of two and one half feet from a wall or other obstruction; and,
- h. An access aisle at least five feet wide must be provided between two rows of bicycle parking. The aisle width is measured between the lengthwise dimensions (i.e., six feet) of the bicycle parking spaces between the two rows.

C. Short-Term Bicycle Parking

The purpose of short-term bicycle parking is to encourage shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.

- 1. Short-term bicycle parking must be provided in racks per Section 7.4.9.B.2 or lockers per Section 7.4.9.D.2.d.

2. Location

Short-term bicycle parking must be:

- a. Within 50 feet of each public entrance to a building as measured along the most direct pedestrian access route (See Figure 7.4.9-A below).

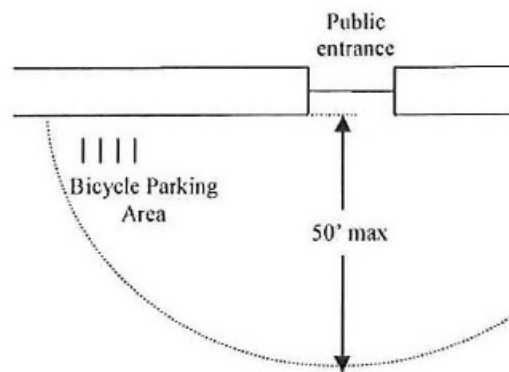


Figure 7.4.9-A: Bicycle Parking Location

(1) Exception

The PDSO Director may allow short-term bicycle parking to be more than 50 feet from a public entrance (s) based on a finding from the City of Tucson’s Bicycle Coordinator or designee that the proposed location is consistent with best practices pertaining to siting short-term bicycle racks, particularly in regards to visibility, security, and convenience for bicyclists.

- b. Located outside the building (s);
- c. Clearly visible from the adjacent sidewalks , drives, and/or a public entrance (s); and,
- d. Where buildings have more than one public entrance or a site has more than one building , short-term bicycle parking must be distributed so that at least one short-term bicycle parking space is within 50 feet of each public entrance .

D. Long-term Bicycle Parking

The purpose of long-term bicycle parking is to provide employees, students, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. Although long-term parking does not have to be provided on-site , the intent of these standards is to allow bicycle parking to be within a reasonable distance in order to encourage bicycle use. Long-term bicycle parking facilities must comply with the following criteria:

1. Location

Long-term bicycle parking must be located on-site or offsite within 300 feet of the building . Long-term bicycle parking for multiple or mixed use developments and shopping centers should be distributed proportionately among the uses;

2. Security

To provide security, long-term bicycle parking must have controlled access. Examples include, but are not limited to:

- a. Inside residential units;
- b. Inside buildings provided the bicycle parking does not create a safety hazard or impede pedestrian circulation and in an area that is visible from employee work areas or in a locked room;

c. In a bicycle room or an area enclosed by a fence that is eight feet high or connected floor-to-ceiling accessed by key, smartcard, or other secure method; or,

d. In bicycle lockers that fully enclose the bicycle, resist tampering, are securely anchored, and constructed of durable materials, such as, but not limited to, steel. These lockers may be leased (keyed or smartcard) lockers or on-demand lockers (self-lock or smartcard) lockers.

3. Weather Protection

Long-term bicycle parking must be covered to provide weather protection and may be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where long-term bicycle parking is not within a building or locker, the cover must be permanent and at least seven feet above the floor or ground.

4. Signage

Where long-term bicycle parking is not within a building and a key, code, or secure method is needed to access the parking facility, a sign must be provided instructing cyclists how access may be obtained.

5. Lighting

Long-term bicycle parking not within a building must be lit by overhead lighting.

E. Bicycle Parking Figures

1. Examples of Acceptable Bicycle Rack Design

The following bicycle racks comply with the criteria of Section 7.4.9.B.2 and are provided for illustrative purposes only. Other bicycle rack designs may be used provided they comply with Section 7.4.9.B.2.



Figure 7.4.9-B: Bike Rack Design

2. Examples of Bicycle Parking Layouts

The following bicycle parking layouts comply with the criteria of Section 7.4.9.B.2 and are provided for illustrative purposes only. Other layouts may be used provided they comply with Section 7.4.9.B.2.

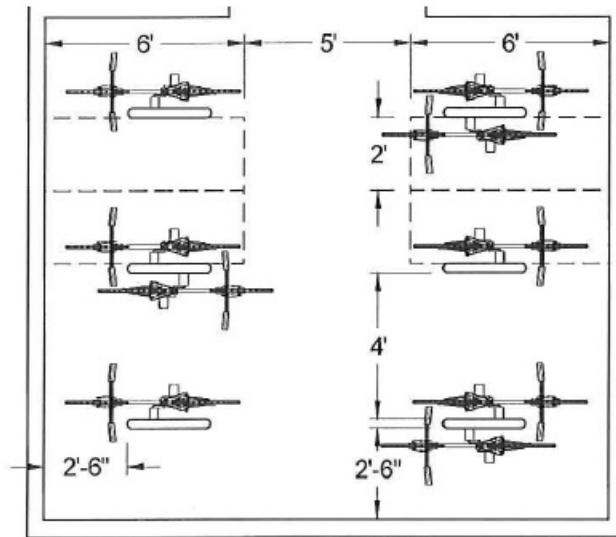


Figure 7.4.9-C: Bicycle Parking Layouts

7.4.10. PARKING DESIGN MODIFICATION REQUEST (PDMR)

A. Purpose

This section is established to provide an administrative process through which specific parking design regulations of the UDC may be modified. This procedure is not intended to delete or waive UDC regulations, but is intended to allow design flexibility in UDC compliance and alternative design solutions within the intent of the regulation.

B. Applicability

The following requirements may be considered for a modification under this section:

1. Number of motor vehicle parking spaces ;
2. Dimensional and location requirements of Section 7.4.6 (*Motor Vehicle Use Area Design Criteria*) including, but not limited to off-site parking location, parking space width, access lane and PAAL width, and back-up spur depth; and,
3. Number of bicycle parking spaces .

C. Review and Approval Procedures

1. Applications must include property ownership information, a site plan , and other information deemed by the PDS Director as necessary to evaluate the request.
2. Review of PDMR requests is processed in accordance with Section 3.3.3, *PDS Director Approval Procedure*.

D. Findings for Approval

The PDS Director may approve a modification as provided by this section if all of the following applicable criteria are met and documented in findings.

1. The modification does not result in the deletion of an UDC requirement.
2. The modification is not a request previously denied as a variance.
3. The modification is not a condition of approval for a rezoning, Special Exception Land Use , variance, or Individual Parking Plan.
4. The modification does not adversely impact adjacent properties or development .
5. The modification does not impede sight visibility at points of ingress into, egress from , or within the vehicular use area for either vehicular or pedestrian traffic or otherwise create or increase a safety hazard.
6. The modification provides design alternatives to better integrate the development into the design character of the immediate neighborhood.
7. Except as provided below, a PDMR may modify a dimensional requirement by no more than 10%.
8. A modification may be granted for decreasing the required motor vehicle parking by 20% or less, but in no case more than five spaces. The modification in off-street motor vehicle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the PDMR. This includes improvements such as, but not limited to, enhancement of landscaping , pedestrian facilities, or bicycle provisions beyond the requirements of the UDC .
9. The modification does not decrease the minimum parking space dimension to less than eight feet in width. The

number of parking spaces with decreased dimensions may not exceed 10% of the total number of parking spaces provided. The parking spaces with decreased dimensions must be marked as 'compact'.

10. The modification does not decrease the parking area access lane or driveway dimension by more than 5% of the minimum width required.

a. Exceptions:

(1) In instances when the access is a fire lane, the width of a parking area access lane or driveway may not be reduced.

(2) The parking area access lane or driveway may be decreased by more than 5% for residential development of five units or less and with approval of Tucson Fire

11. The back-up spur dimensional requirements may be modified when the last space in a bay of parking is wider than eight and one-half feet or when the PDSD Director determines that the proposed modification will not create a safety hazard.

12. A modification may be granted for decreasing the required bicycle parking by 10% or less, but in no case shall the modification result in there being less than two bicycle parking spaces. The modification in the number of bicycle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the PDMR. This includes improvements such as, but not limited to, enhancement of landscaping or pedestrian facilities beyond the requirements of the UDC.

(Am. Ord. 11732, 2/19/2020; Am. Ord. 11996, 3/21/2023)