

ARTICLE 10 TRANSPORTATION AND MOBILITY

Section 5.10.01.	Purpose and Intent.
Section 5.10.02.	Off-Street Parking: General Requirements.
Section 5.10.03.	Off-Street Parking: Design Requirements.
Section 5.10.04.	Off Street Parking: Space Requirements.
Section 5.10.05.	Off-Street Parking: Reductions in Parking Requirements.
Section 5.10.06.	Loading/Unloading Spaces.
Section 5.10.07.	Mobility and Circulation.
Section 5.10.08.	Pedestrian Access and Circulation.
Section 5.10.09.	Transit Access and Amenities.
Section 5.10.10.	Bicycle Facilities.
Section 5.10.11.	Private Streets.

Sec. 5.10.01. Purpose and Intent.

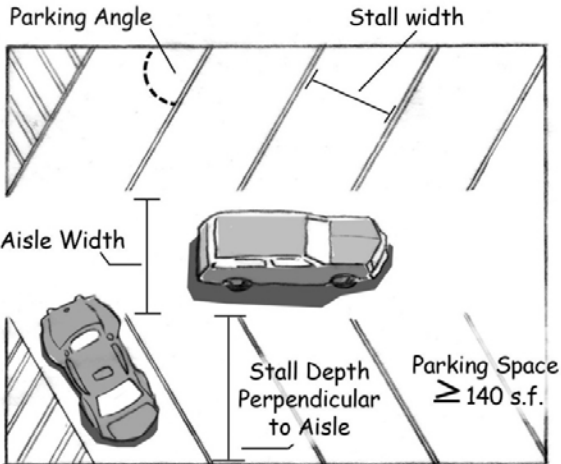
- A. The purpose of this Section is to support the development of a balanced transportation system that promotes the efficient use of transportation resources and supports the Themes of the Master Plan, Sustainability Plan, Vital Streets Plan and Manual, and other adopted plans of the City that include vehicle, transit, bicycles, and pedestrian circulation.
- B. It is the intent of this Article that:
 1. Measures will materially advance city streets as beautiful, functional places that provide mobility and equitable access for all people by marrying active sidewalks, safe bicycle facilities, a robust tree canopy, extensively used transit, and vehicular accommodations within an appropriate context.
 2. These provisions improve bicycle and pedestrian movement to reduce reliance on personal vehicle use, provide for improved circulation between and within development sites, and promote transportation options to reduce Vehicle Miles Traveled (VMT) and related vehicle emissions.
 3. Traffic-related serious injuries and fatalities will be eliminated in keeping with Vision Zero to create a safer, more comfortable atmosphere for pedestrians and bicyclists.
 4. Transportation options will be available, affordable, and reliable for all people to meet their daily travel needs regardless of age, ability, race, ethnicity, or economic status.
 5. Public health outcomes and recreational opportunities will be improved by promoting and enabling walking, bicycling, and other forms of active transportation to contribute reductions in childhood and adult obesity.
- C. Further, off-street parking and loading spaces for each use shall be provided in accordance with the requirements established in this Section to:
 1. Relieve traffic congestion in the streets;
 2. To minimize any detrimental effects of off-street parking areas on adjacent lands;
 3. Improve the visual aesthetics of parking areas;
 4. Ensure the proper and appropriately located parking areas;
 5. Prevent the establishment of excessive amounts of off-street parking;

Sec. 5.10.04. Off-Street Parking: Space Requirements.

A. Parking Plan/Demand Study.

- 1. Prior to construction, a LUDS permit application shall be submitted for any development or use that is required to provide more than three (3) off-street parking spaces. The application shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking areas to the uses or structures the areas are designed to serve.
- 2. Parking Demand Study. The Director may require an independent Parking Demand Study, completed by a qualified person or firm, that analyzes parking demand based on the recommendations of the Institute of Traffic Engineers (ITE), and includes relevant data collected from uses or mix of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity and location. The study shall include the following information, unless waived by the Director.
 - a. Required parking computation in accordance with Table 5.10.04.C. and the number of parking spaces to be provided.
 - b. Information regarding any requested parking reductions in accordance with Section 5.10.05.
 - c. Demonstration of parking need based on factors such as land use and development character of the area to be served by the parking facility, including the relative intensity of uses requiring parking, availability of transit, proximity of nearby employment centers and residential uses, and other relevant factors.
 - d. Signed and executed easements, agreements, or other documentation required to ensure that spaces counted toward the parking requirements are properly secured.
 - e. Site plan(s) for planned parking areas covered by the parking plan indicating the locations of planned parking, names of property owners for properties not under the direct control of the applicant, and any other site details relevant to the parking plan application.
 - f. Any other information required by the Director to ensure an adequate review of the parking plan application.

B. Dimensional Requirements. Each off-street parking space shall have an area that meets the Dimensional Requirements in Table 5.10.04.B., except as may be allowed by the Traffic Engineering Department.



5.15.05.B. Dimensional Standards for Parking Spaces and Aisles (Measurement).

Table 5.10.04.B. Dimensional Requirements for Parking Spaces and Aisles

Parking Angle	Space Dimension (ft.)		Aisle Width (ft.)	
	Width	Depth	Minimum	Maximum
Parallel	8	22	12	16
45 degrees	8.5	19	12	16
60 degrees	8.5	20	16	20
90 degrees	8.5	18	22	26
Compact	8.5	17	20	24

C. Required Parking Spaces. The amount of required off-street parking spaces for individual uses shall be determined in accordance with Table 5.10.04.C. Off-Street Parking Requirements. The following factors shall be used in determining the required number of parking spaces.

1. Measurements.
 - a. Floor Area. Where floor area is the unit of measurement to determine the required number of off-street parking and loading spaces, gross floor area (GFA) shall be used.
 - b. Bench Seating. In calculating bench seating for places of assembly, each continuous four (4) foot segment of benches, pews or other similar seating shall be counted as one (1) seat.
 - c. Employees. Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises at any one time. Where multiple shifts of employees are involved, calculations shall be based on the largest shift.
 - d. Occupancy. Where occupants are used as a measurement, all calculations shall be based on the maximum capacity permitted under fire safety and building codes.
 - e. Stalls. Where vehicle stalls are used as a measurement, all calculations shall be based on the number of service bays, garage door openings or similar area.
2. Fractions. Where units of measurements determining the number of required parking or loading spaces result in a fraction, the fraction shall be counted as one (1) additional parking space.
3. Uses.
 - a. Parking shall be calculated separately for each use in a building, structure or on a lot, except that the Planning Director may determine that a lower standard would be adequate for shared parking, as described in Section 5.10.05.E.
 - b. Accessory uses shall be calculated separately.
4. Unlisted Requirements. The Director shall make a determination as to the proper classification of a parking requirement not listed for a particular use based on the requirement of the closest comparable use. Where a comparison cannot reasonably be made, the Director may require a Parking Demand Study as provided in Section 5.10.04.A.

5. Bicycle Parking shall be as required in Section 5.10.10. Bicycle parking shall not occupy any required vehicle parking space.

Table 5.10.04.C. Off-Street Parking Requirements						
Use Category	Use		Zone District*			Measurement/ Additional Requirements
			TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts	
			Number of Parking Spaces			
RESIDENTIAL						
Household Living	Single-family dwelling	Detached	1.5	2/	2.0	Per dwelling unit
		Attached	1.5	1.5	2.0	
	Two-family dwelling		1.5	1.5	1.5	
	Multiple-family dwelling		1	1.25	1.5	Per dwelling unit plus .25 per bedroom above 2 bedrooms
	Age-restricted housing		2 per 3 dwelling units			80% of units restricted to age 65 or older
	Lodging, extended stay		.75	1	1	Per room plus accessory uses plus .25/room above 1 bed
Group Living	Nursing/convalescent home		.5	.75	1	Per bed
	Rooming/boardng houses		1	1	1	Per room
	Single room occupancy		.5	.75	.75	Per dwelling unit
	All other Group Living		.25	.25	.5	Per bed plus 1/employee
Accessory Uses	Accessory dwelling unit		1	1	1	Per dwelling unit plus .25 per bedroom over 1 bedroom
EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL						
Government and Institutional	Educational uses		1	1	1	Per 1,000 sq. ft. plus 1 per classroom, auditorium and office use
	Assembly areas		.25	.25	.33	Per seat w/o seats 1 seat = 50 sq. ft.
	Childcare center		1	1	1	Per 8 clients by capacity plus 1 per employee
	Community center		1	1	1	Per 1,000 sq. ft. plus 1 per classroom, auditorium and office use
	Hospital		3	3	3	Per bed
	Outdoor recreation field		6	6	8	Per 1,000 sq. ft.
	Research institution		.5	.75	1	Per employee

Table 5.10.04.C. Off-Street Parking Requirements						
Use Category	Use	Zone District*			Measurement/ Additional Requirements	
		TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts		
		Number of Parking Spaces				
COMMERCIAL, OFFICE, AND RETAIL						
Auto-Oriented	Automobile rental, short-term	1.25	1.25	1.25	Per vehicle for rent	
	Car/truck wash	-	10	10	Per premise plus 1/stall above 5	
	Drive-In or drive-through use	2	2	2	Per service, 1 window per lane shall be counted	
	Vehicle uses	Fuel station	5	5	5	Per premise
		Service, repair facility; vehicle towing, storage	3	3	3	Per stall plus 1/employee
		Sales/lease (e.g. auto, boat, RV)	-	-	3.25	Per 1,000 sq. ft. of main building
		Wrecking, salvage, storage of inoperable vehicles	3	2	2	Per stall
Entertainment Hospitality and Recreation	Arcade, amusement devices, gaming, pool hall	3	3	.75	Per 1,000 sq. ft.	
	Auditorium, cinema, concert hall, theater, banquet hall	.25	.25	.33	Per seat 1 seat=50 sq. ft. of GFA where seats are not used	
	Bar, tavern	.75	1.0	1.25	Per 3 persons based on occupancy	
	Bowling alley	2	2	6	Per lane plus accessory uses	
	Dance club, night club	3	4	4	Per 1,000 sq. ft.	
	Health or athletic club, sports complex (e.g. tennis, golf, soccer)	2.5	2.5	2.5	Per 1,000 sq. ft. plus accessory uses	
	Social or service club	.75	1	1.25	Per 3 persons based on occupancy	
	Lodging, short-term	.75	.75	1	Per room plus accessory uses	
Restaurants (also see Outdoor Seating below)	.5	.75	1.25	Per 3 persons based on occupancy		

Table 5.10.04.C. Off-Street Parking Requirements					
Use Category	Use	Zone District*			Measurement/ Additional Requirements
		TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts	
		Number of Parking Spaces			
Office	Bank or credit union	2	2.5	3	Per 1,000 sq. ft.
	General or professional uses	2	2.5	3	
	Medical or dental uses	4	5	6	
	Live-work unit	2	2	2	Per unit
Personal Services	Barber shop, beauty salon, nail salon, tattoo, tanning, therapeutic massage	1.5	2	3	Per station
	Contractor, building (e.g. plumbing, heating, electrical)	3	3	3	Per 1,000 sq. ft. plus 1/stall over 3
	Funeral home, mortuary	.25	.25	.33	Per person based on occupancy
	Personal service uses (not otherwise specified)	2	2.5	3.0	Per 1,000 sq. ft. plus 1/stall over 3, as applicable
	Studio (aerobics, dance, yoga, karate, etc.)	.25	.25	.33	Per person based on occupancy
	Veterinary hospital, kennel	1.5	1.5	1.5	Per 1,000 sq. ft.
Retail Sales, Outdoor Activities	Retail sales, general	1.25	2.5	3.25	Per 1,000 sq. ft.
	Outdoor retail sales, nursery or garden center	.5	.75	.75	Per 1,000 sq. ft.
	Outdoor retail sales, booths	1	1	1	Per stall plus accessory uses
	Outdoor seating	-	.25	.5	Per person based on occupancy
MARIHUANA					
Retail	Provisioning center (medical)	1.25	2.5	3.25	Per 1,000 sq. ft.
	Retailer (recreational)	1.75	3	3.75	Per 1,000 sq. ft.
Industrial	Grower, any class	.25	.33	.33	Per 1,000 sq. ft. plus office uses
	Processor	.25	.33	.33	Per 1,000 sq. ft. plus office uses
	Hemp processor-handler	.25	.33	.33	Per 1,000 sq. ft. plus office uses
Support	Safety compliance facility	2	2.5	3	Per 1,000 sq. ft.
	Secure transporter	2	2	2	Per employee
INDUSTRIAL, TRANSPORTATION, AND UTILITIES					

Industrial and Transportation	Assembly, manufacturing, and production	.25	.33	.33	Per 1,000 sq. ft. plus office uses
	Inter-modal transportation facility or transit center	2	3	4	Per 1,000 sq. ft.
	Mineral extraction	1	1	1	Per employee
	Printing, publishing and allied industries	.25	.33	.33	Per 1,000 sq. ft. plus office uses
	Self-storage facility	1	1	1	Per 1,000 sq. ft.
	Warehousing, wholesaling	2	2	2	Per employee
<p>Note: The listing of various uses under each Zone District grouping is not intended to imply that those uses are permitted in every Zone District. The Use Table for each Zone District must be consulted for allowed uses.</p> <p>* See Section 5.10.04.F. for TN-CC parking requirements.</p> <p>sq. ft. = square feet; GFA = gross floor area; "-" = Not applicable</p>					

D. Maximum Parking.

1. No parking area for an individual use, building, or integrated complex shall exceed the required number of parking spaces by more than twenty (20) percent, unless approved by the Planning Commission as a Special Land Use, and based on a Parking Demand Study submitted by the applicant, as provided in Section 5.10.04.A.
2. The applicant shall pay a fee into the Parking Facilities Account, as provided in Section 5.10.05.C.1. for each parking space above twenty (20) percent above the required number of parking spaces approved by the Director.

E. Deferral of Parking Spaces. The Planning Commission may defer the construction of a portion of the parking spaces required in Table 5.10.04.C. as part of a Special Land Use or Site Plan Review application, subject to all of the following requirements.

1. The owner shall demonstrate that the required number of parking spaces is excessive for the nature of their business or operational characteristics.
2. An area of sufficient size to meet the deferred number of parking spaces, along with setbacks, landscaping, access drives, aisles and other required parking lot features, shall be retained as open space.
3. A deferred parking site plan shall identify the area where parking is being deferred, including dimensions and parking lot layout.
4. Stormwater management requirements shall be based on the full amount of required parking to ensure adequate capacity if additional parking is later deemed necessary.
5. The owner shall provide a written agreement to construct the deferred parking within six (6) months of a written notice from the Director based on observed need, or to give at least thirty (30) days prior notice to the Director if the deferred parking area is to be constructed.

F. Traditional Neighborhoods - City Center (TN-CC) Zone District Parking Requirements.

1. Off-street parking shall not be required.