

ORDINANCE NO. _____

**ORDINANCE AMENDING ARTICLE 2 AND ARTICLE 30 RELATED TO
OFF-STREET PARKING OF THE REDWOOD CITY ZONING CODE**

THE CITY COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Article 2 (Definitions) of the Redwood City Zoning Code is hereby amended to add new Sections 2.33.5 (Dwelling, Studio Apartment) and 2.92.5 (Shared Parking) to read as follows:

2.33.5 Dwelling, Studio Apartment. A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

2.92.5 Shared Parking. Parking in a private facility which can be used by the general public free of penalty during at least one of the following times: Monday through Friday, 8:00 a.m. to 5:00 p.m.; Monday through Friday 5:00 p.m. through 10:00 p.m. and all day on Saturday and Sunday, and Holidays.

SECTION 2. That Sections 30.1 (Purpose), 30.2.1 (Required Parking—Residential Uses), 30.2.2 (Required Parking—Commercial Uses), 30.2.3 (Required Parking—Industrial Uses), 30.3 (Required Parking—Miscellaneous Uses), and 30.4 (Uses Not Specifically Mentioned) of Article 30 of the Redwood City Zoning Code are hereby amended in their entirety to read as follows:

30.1 Purpose.

The purpose of this article is to require that all uses of land in the City which normally terminate or generate vehicle trips provide on that land, or reasonably close, adequate space on which to park and load the vehicles involved, in order that the public

streets may be used primarily for the movement of traffic and not the storage of vehicles.

30.2 Required Number of Parking Spaces—Downtown Parking Zone

In all zoning districts in connection with every use of property and for each building site located within the area which shall be known as the Downtown Parking Zone as established by resolution of the City Council, and which is delineated on the map entitled "Downtown Parking Zone," on file in the office of the City Clerk available for public inspection, there shall be provided off-street parking spaces for vehicles according to the following schedule:

(Wherever square feet of floor area is indicated, it shall mean gross square footage.)

A. Residential Uses

1. Dwellings, containing two (2) bedrooms or more
 - a. Minimum Required: one and a half (1.5) parking spaces per dwelling unit.
 - b. Maximum Allowed: three (3) parking spaces per dwelling unit.
2. Dwellings, containing one (1) bedroom
 - a. Minimum Required: one (1) parking space per dwelling unit.
 - b. Maximum Allowed: two (2) parking spaces per dwelling unit.
3. Dwellings, studio apartments
 - a. Minimum Required: three quarters (.75) of a parking space per dwelling unit.

- b. Maximum Allowed: one and a half (1.5) parking spaces per dwelling unit.
4. The minimum requirements in Section A.1 to A.3 above may be reduced if it can be shown to the satisfaction of the Zoning Administrator that fewer parking spaces than those required above are necessary due to the nature of the project. In considering such a reduction through the project approval process, the Zoning Administrator shall look at factors including, but not limited to, the project's design, location, affordability, and unit size.

B. Motels or Hotels

1. Minimum Required: One (1) parking space for each living or sleeping unit, plus additional parking spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
2. Maximum Allowed: One (1) parking space for each living or sleeping unit, plus additional parking spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
3. Shared Parking Bonus: All shared parking spaces shall count as two (2) parking spaces toward the fulfillment of the minimum requirement.

C. Commercial Uses (all other uses permitted within the applicable zone district)

1. Minimum Required: six (6) parking spaces per 1,000 square feet of gross floor area.

2. Maximum Allowed: six (6) parking spaces per 1,000 square feet of gross floor area.
3. Shared Parking Bonus: All shared parking spaces shall count as two (2) parking spaces toward the fulfillment of the minimum requirement.

30.3 In-Lieu Parking Fee

Pursuant to this section, the off-street parking requirements contained within Article 30.2 may be satisfied partially or in full through the payment of an In-Lieu Parking Fee. The In-Lieu Parking Fee program shall be administered as follows:

- A. **Establishment of Amount of Fee:** The amount of the In-Lieu Parking Fee shall be set by separate resolution of the City Council. The City Council may adjust the fee at their discretion as frequently as is deemed necessary based on factors including, but not limited to, inflation, the cost of providing new parking spaces, and the market value of parking spaces.
- B. **Applicable Geographic Area:** Properties eligible to apply to participate in the In-Lieu Parking Fee program shall be those parcels located within the Downtown Parking Zone.
- C. **Determination of Eligibility:** The Zoning Administrator may allow a payment into the In Lieu Parking Fund as an alternative to providing all or a portion of the required parking spaces on-site if it can be demonstrated to the satisfaction of the Zoning Administrator that one or more of the following conditions apply:

1. It is infeasible to provide the required parking spaces on-site due to the size, shape, or topography of the site, or other special circumstances pertaining to the property;
2. Providing the required parking spaces on-site is detrimental to the pedestrian nature of Downtown;
3. The uses proposed for the project do not require parking to be on the project site;
4. Encouraging users of the project site to walk from off-site parking to the project site would be beneficial to the Downtown; or
5. The existing and planned parking supply in the vicinity of the project site is adequate.

D. **Payment of Fee:** In the event that the Zoning Administrator approves an In-Lieu Parking Fee request, such payment shall be made to the City in one lump sum prior to the issuance of a building permit or if a building permit is not required, within forty-five (45) days of request by City for payment. The In-Lieu Parking Fee shall be a one-time-only, non-refundable payment and shall be considered full satisfaction of the off-street parking requirement for the number of parking spaces for which the fee was paid. All required parking spaces which are satisfied by payment of the in-lieu fee shall count as two (2) spaces toward the fulfillment of the minimum requirement.

E. **Effect of Payment:** In-Lieu Parking Fees shall be used exclusively to make available additional parking spaces for public use within the Downtown

Parking Zone and does not guarantee the construction of spaces in any particular area of the Downtown Parking Zone or within any particular period of time. If allowed, In-Lieu Parking fees are solely an alternative means of satisfying the applicant's obligation to provide off-street parking as required by this Article and payment of the In-Lieu Fee does not carry any other guarantees, rights, or privileges to the applicant. The location, type, and configuration of parking spaces funded by In-Lieu Parking Fees are at the City's sole discretion.

30.4 Required Number of Parking Spaces—Outside of the Downtown Parking Zone

In all districts in connection with every use of property and for each building site outside of the Downtown Parking Zone, there shall be provided off-street parking spaces for vehicles according to the following schedule:

(Wherever square feet of floor area is indicated, it shall mean gross square footage.)

A. Residential Uses

1. Dwellings, single-family containing four (4) bedrooms or less: two (2) covered spaces; not located within any required front or side yard.
2. Dwellings, single-family, containing more than four (4) bedrooms: two (2) covered spaces, plus five-tenths (0.5) covered space for every bedroom beyond (fractional spaces shall be rounded up to a full space).
3. Accessory units: one (1) uncovered space; not located within any required front or side yard.

4. Dwellings, duplex: two (2) spaces per unit not located within any required front or side yard.
5. Dwellings, multiple family: includes townhouses, condominiums, and rental apartments: two (2) spaces per unit, one (1) covered for each unit, plus one (1) space for every four (4) units for guest or visitor parking; not located within any required front or side yard.

For all multiple dwelling developments containing four (4) or more dwelling units on a single site, all required off-street guest or visitor parking spaces shall be clearly marked as "reserved for guests" or "reserved for visitor" parking, or similarly so marked, designated, and maintained at all times.

6. Rooming or boarding houses: one (1) covered space for each bedroom, but not less than three (3) spaces; not located within any required front or side yard.

A minimum of two-thirds (2/3) of the total number of parking spaces required by Section 30.2.1 above, with the exception of subsection C above. Accessory units, for a single building site shall be covered and located within a garage or carport. One-third (1/3) or less of the total number of required parking spaces may be uncovered.

B. Commercial Uses

1. Automobile service stations, auto repair, or machinery sales and services garages: One(1) space for each five hundred (500) square feet of floor area, or three (3) spaces per bay, whichever is greater.

2. Financial services, professional, business or administrative offices located in a circle with a radius of one thousand five hundred (1,500) feet, the center of which is at the northerly most corner of the Sequoia Station building adjacent to the Caltrain station building, or any financial services, professional, business or administrative offices generating one hundred (100) or more PM peak period trips regardless of location, shall require one (1) parking space for each three hundred (300) square feet of gross floor area. Financial services, professional, business or administrative offices generating fewer than one hundred (100) PM peak period trips and located on parcels entirely outside of this circle shall provide one (1) space for each two hundred fifty (250) square feet of gross floor area. If any part of a parcel is within the aforementioned circle it shall be deemed entirely within the circle. 30.2.2

If any of these office uses occupy a total of thirty thousand (30,000) square feet or more of gross floor area on a parcel in one (1) ownership, at least ten percent (10%) of the required parking spaces shall be designated and marked for carpool and/or vanpool parking.

3. Bowling alleys: Five (5) spaces for each bowling lane plus additional spaces for other uses such as restaurants, pool or billiard parlors, if present, according to the requirements herein for such other uses.
4. Dance, assembly, or exhibition halls without fixed seating: One (1) space for each fifty (50) square feet of floor area used for dancing assembly, or exhibition space.

5. Funeral homes and mortuaries: One (1) space for each five (5) seats in the chapel, plus one (1) space for each parlor room, plus one (1) space for each employee.
6. Furniture or appliance stores, including repairs: One (1) space for each five hundred (500) square feet of floor area.
7. Hotels and motels: One (1) space for each living or sleeping unit, plus additional spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
8. Medical or dental offices and clinics: One (1) space for each two hundred (200) square feet of floor area.
9. Personal services, such as beauty shops and barber shops: One (1) space for each two hundred (200) square feet of floor area.
10. Pool or billiard parlors: Two (2) spaces for each table.
11. Restaurants, but not including fast food restaurants, lounges, and night clubs: One (1) space for each three (3) seats.
12. Restaurants, fast food: One (1) space for each three (3) seats, or one (1) space for each fifty (50) square feet of floor area, whichever is greater.
13. Retail stores and shops: One (1) space for each two hundred (200) square feet of floor area.
14. Theaters, auditoriums, and assembly halls with fixed seating: One (1) space for each three and five-tenths (3.5) seats.

C. Industrial Uses.

1. Industrial or manufacturing plants: One (1) space for every two (2) employees on the maximum working shift, but in no case less than one (1) space for each six hundred (600) square feet of floor area.
2. Warehouses: One (1) space for each two (2) employees on the maximum work shift, plus one (1) space for each one thousand (1,000) square feet of floor area.
3. Financial services, professional, business or administrative offices located in a circle with a radius of one thousand five hundred (1,500) feet, the center of which is at the northerly most corner of the Sequoia Station building adjacent to the Caltrain station building, or any financial services, professional, business or administrative offices generating one hundred (100) or more PM peak period trips regardless of location, shall require one parking space for each three hundred (300) square feet of gross floor area. Financial services, professional, business or administrative offices generating fewer than one hundred (100) PM peak period trips and located on parcels entirely outside of this circle shall provide one (1) space for each two hundred fifty (250) square feet of gross floor area. If any part of a parcel is within the aforementioned circle it shall be deemed entirely within the circle.

If any of these office uses occupy a total of thirty thousand (30,000) square feet or more of gross floor area on a parcel in one (1) ownership,

at least ten percent (10%) of the required parking spaces shall be designated and marked for carpool and/or vanpool parking.

4. Research and development: One (1) space for every two hundred fifty (250) square feet of gross floor area devoted to office and administrative use; plus one (1) space for every two (2) employees on the maximum work shift (but in no case less than one (1) space for each six hundred (600) square feet of gross floor area) for areas devoted to laboratory, manufacturing or assembly use; plus one (1) space for every one thousand (1,000) square feet of gross floor area devoted to warehouse use.

D. Miscellaneous Uses.

1. Churches, synagogues, houses of worship, with fixed seating: One (1) space for each three and five-tenths (3.5) seats in the main meeting room; or if no fixed seats, one (1) space for every fifty (50) square feet; plus if classrooms are present, one (1) space for every fifteen (15) classroom seats.
2. Hospitals, but not including out-patient clinics: One (1) space for each patient bed, plus one (1) space per employee on the largest shift. Hospitals which have more than ten (10) employees on the largest shift shall have ten percent (10%) of required parking designated for carpool and/or vanpool parking.

3. Sanitariums, convalescent homes, nursing homes, and rest homes: One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee.
4. Schools: Schools enrolling students in the tenth (10th) grade or below shall provide one (1) space for each classroom and administrative office, plus one (1) space for every one hundred (100) square feet in the auditorium. Schools enrolling adults and students in the eleventh (11th) grade and above shall provide one (1) space for each student over sixteen (16) years in age.
5. Mixed use, combining residential with commercial uses: One (1) space for each residential unit for studio or one (1) bedroom units, one and one-half (1 1/2) spaces for two (2) bedroom or larger units; plus a minimum of seventy-five percent (75%) of the normally required commercial parking as otherwise required in this article, if residential spaces are made available to the commercial tenants and customers, and subject to the approval of the Zoning Administrator upon application submitted in the manner provided by Section 30.4.

E. Uses Not Specifically Mentioned.

1. In the event off-street parking space requirements have not been established by this article for any proposed use of any structure of land, the owner of the property shall apply to the Zoning Administrator for a determination of the required number of spaces prior to the

commencement of the use or the obtaining of a building permit in connection therewith.

2. Applications shall be filed and acted upon in the same manner as provided for in the case of Use Permits. In the event the proposed use requires the obtaining of a Use Permit, the Zoning Administrator shall determine the required number of spaces in connection with the action on the Use Permit and no separate application shall be required. If the Zoning Administrator determines that the proposed use is similar to a use for which parking requirements are established by this article, such requirements shall be applicable; otherwise, the Zoning Administrator shall establish the parking requirements.

SECTION 7. This ordinance shall be effective thirty (30) days from the date of its adoption.

* * *