

Off-Street Parking and Loading

(1) Required Vehicle and Bicycle Parking

(a) Parking Minimums

Parking is not required in the TOD-A District. The parking maximums of item (b) below still apply.

(b) Parking Maximums

Parking maximums in the TOD-A District are as follows and apply to both surface parking lots and parking structures:

1. Dwelling units are limited to a maximum of 1 surface parking space per dwelling unit. In the case of structured parking, dwelling units are limited to a maximum of 1.5 spaces per dwelling unit.
2. Nonresidential uses are limited to 2 spaces per 1,000 square feet of gross floor area, with the exception of the following:
 - a. Bar: 3 spaces per 1,000 square feet of gross floor area maximum
 - b. Live performance venue: 4 spaces per 1,000 square feet of gross floor area maximum
 - c. Nightclub: 3 spaces per 1,000 square feet of gross floor area maximum
 - d. Restaurant: 4 spaces per 1,000 square feet of gross floor area maximum
3. Spaces reserved for the following are not counted in calculating parking maximums:
 - a. Required accessible parking spaces in compliance with ADA standards.
 - b. Electronic vehicle charging stations (public or private).
 - c. Spaces reserved for car share vehicles (public).
4. The parking maximum may be exceeded by 50% if a portion of the lot provides public parking, whether compensation is required or not. 20% or more of all spaces provided must be open to the public 24 hours per day, seven days per week. Such spaces must be marked as reserved for public parking only.