



# CITY OF SAN JOSÉ, CALIFORNIA

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City Clerk

STATE OF CALIFORNIA)  
COUNTY OF SANTA CLARA)  
CITY OF SAN JOSE)

I, Lee Price, City Clerk & Ex-Officio Clerk of the Council of and for the City of San Jose, in said County of Santa Clara, and State of California, do hereby certify that "**Ordinance No. 28836**", the original copy of which is attached hereto, was passed for publication of title on the **26<sup>th</sup> day of October, 2010**, was published in accordance with the provisions of the Charter of the City of San Jose, and was given final reading and adopted on the **9<sup>th</sup> day of November, 2010**, by the following vote:

AYES: CHIRCO, CHU, CONSTANT, HERRERA, KALRA, LICCARDO,  
NGUYEN, OLIVERIO, PYLE; REED.

NOES: NONE.

ABSENT: CAMPOS.

DISQUALIFIED: NONE.

VACANT: NONE.

Said ordinance is effective as of **10<sup>th</sup> day of December, 2010**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of San Jose, this **10<sup>th</sup> day of November, 2010**.

(SEAL)

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LEE PRICE, MMC  
CITY CLERK & EX-OFFICIO  
CLERK OF THE CITY COUNCIL

/rmk

**ORDINANCE NO. 28836**

**AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING TITLE 20 (THE ZONING CODE) OF THE SAN JOSE MUNICIPAL CODE TO ADD NEW SECTIONS TO PART 4 OF CHAPTER 20.70 (DOWNTOWN OFF-STREET PARKING REQUIREMENTS) AND AMENDING CHAPTER 20.90 (PARKING AND LOADING) IN ITS ENTIRETY, ALL TO PROVIDE FOR REQUIRED OFF-STREET BICYCLE PARKING FACILITIES AND SPACES AND CLEAN AIR VEHICLE PARKING SPACES**

**WHEREAS**, this Ordinance was found to be categorically exempt from environmental review per the provisions of Section 15061(b)(3) of the California Environmental Quality Act of 1970, as amended, under File No. PP 08-188;

**NOW, THEREFORE**, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. Chapter 20.70 of Title 20 of the San José Municipal Code is hereby amended to add a new Part 5.5, to be numbered, entitled and to read as follows:

**Part 5.5**

**Downtown Bicycle Parking Requirements**

**20.70.485 Number of Bicycle Parking Spaces**

The number of required bicycle parking spaces shall be as set forth in Chapter 20.90 of this Title except that enumerated uses in Chapter 20.70 that do not require any off-street parking for motorized vehicles shall be required to provide only two (2) short-term bicycle parking spaces, as defined in Section 20.90.050 and one (1) long-term bicycle parking space as defined in Section 20.90.050.

SECTION 2. Chapter 20.70 of Title 20 of the San José Municipal Code is hereby amended to add a new Part 5.75, to be numbered, entitled and to read as follows:

**Part 5.75**

**Downtown Clean Air Vehicle Parking Requirements**

**20.70.490 Number of Clean Air Vehicle Parking Spaces**

The number of required Clean Air Vehicle parking spaces shall be as set forth in Chapter 20.90 of this Title.

SECTION 3. Chapter 20.90 of Title 20 of the San José Municipal Code is hereby amended to read as follows:

**CHAPTER 20.90**

**PARKING AND LOADING**

**Part 1**

**General Provisions**

**20.90.010 Purpose**

The purpose of this Chapter is to:

- A. Promote adequate off-street vehicle parking and off-street vehicle loading to meet the needs generated by a specific use.
- B. Promote effective vehicle circulation, reduce congestion, increase safety and aesthetics within the off-street parking and off-street loading areas.
- C. Promote proper siting of the off-street vehicle parking or off-street loading areas to mitigate potential adverse impacts on adjacent land uses.

- D. Encourage the use of alternative modes of transportation and reduce trips by establishing standards for on-site shower and changing rooms.
- E. Ensure access and maneuverability for emergency vehicles.
- F. Encourage bicycles as an alternative mode of transportation by providing adequate, convenient, and secure bicycle parking facilities to meet the needs generated by specific uses.

**20.90.020 Applicability**

- A. Every use, including a change or expansion of a use, shall provide, on site, the required off-street vehicle parking in compliance with the provisions of this Chapter except for uses in the Downtown Zoning Districts which are governed by Part 2 of Chapter 20.70.
- B. Any building erected, constructed, or moved shall provide, on site, the minimum number of off-street vehicle parking spaces set forth in Table 20-190. No building or moving permit shall be issued for any building unless the application specifies the proposed use of the building and the Building Official is satisfied that adequate provision has been or will be made for the parking spaces as are required by the provisions of this Title.
- C. Every building for which a building permit application was submitted on or after January 1, 2011, shall provide the required bicycle parking spaces in compliance with the provisions of this Chapter.
- D. Every development that creates more than 5,000 square feet of outdoor uses for which a development permit application was submitted on or after January 1, 2011 shall provide the required bicycle parking spaces for the outdoor uses in compliance with the provisions of this Chapter.

**20.90.025 Adoption by Reference**

- A. This Chapter incorporates by reference and adopts the objectives, criteria, and procedures for mandatory vehicle and bicycle parking requirements contained in the California Green Building Standards Code.
- B. This Title implements the mandatory vehicle and bicycle parking requirements of the California Green Building Standards Code. To the extent there is any conflict between this Title and the mandatory parking standards contained in the California Green Building Standards Code, the mandatory parking standards contained in the California Green Building Standards Code shall prevail

whenever those standards are stricter or more restrictive than the standards set forth in this Title. To the extent that the parking standards in this Title are more stringent than the mandatory parking standards contained in the California Green Building Standards Code, the parking standards contained in this Title shall prevail.

**20.90.030 No Reduction in Off-Street Parking Spaces**

- A. Off-street vehicle parking spaces existing on February 19, 2001, and/or required as a condition of any Permit or approval by the City of San José shall not be reduced in number or size, without an approved Development Permit in accordance with the requirements of Chapter 20.100.
- B. Off-street bicycle parking spaces existing on December 31, 2010, and/or required as a condition of any Permit or approval by the City of San José shall not be reduced in number or size, without an approved Development Permit in accordance with the requirements of Chapter 20.100.

**20.90.040 Spaces for One Use Only**

An off-street vehicle parking space for one use shall not be considered to provide a required off-street parking space for any other use except in the case of an alternating use in accordance with Section 20.90.200.

**20.90.050 Definitions**

For the purposes of this Chapter 20.90, the following definitions apply:

- A. "Off-street vehicle parking space" means the area, other than a public street, public way, or other public property, (and exclusive of off-street loading spaces) permanently reserved or set aside for the parking of one automobile or other motor vehicle or Clean Air Vehicle under one and one-half ton capacity, together with and plus maneuvering areas as are hereinafter specified in this Title; and whenever in this Title the unmodified term "parking space" is used it shall, unless the context clearly requires otherwise, be construed as meaning off-street vehicle parking space.
- B. "Number of employees" means the greatest number of employees who are or may be on the premises associated with a specific use during any one working shift or period of time of the day or night, as determined by the Director of Planning.

- C. "Full-time employee" means the total number of hours all employees spend on the parcel during the peak eight (8)-hour occupancy period of the parcel divided by eight (8) hours.
- D. "Floor area" shall mean eighty-five percent of the "total gross floor area" of the building.
- E. "Total gross floor area" shall mean the sum of the gross horizontal areas of the several floors of the building, (including floors below as well as above ground), confined within the interior faces of the exterior walls of the building. A party wall between buildings shall be deemed an exterior wall of each of the buildings of which it is a part.
- F. "Open parking" is any vehicle parking facility provided, other than within a one-car or two-car garage, and includes carports and open parking floors within buildings, when said parking floors include circulation and backout aisles to serve vehicle parking spaces within them.
- G. "One-car garage" or "two-car garage" is a fully enclosed vehicle parking facility, accessible and securable by a vehicle door, and intended for the storage of one or two (or more) passenger vehicles, respectively, belonging only to the occupants of a single living unit. No required vehicle parking space in excess of two parking spaces shall be located within a fully enclosed parking facility intended to serve a single living unit.
- H. "Long-term bicycle parking facilities" are secure bicycle storage facilities for tenants or occupants of a building or development that fully enclose and protect bicycles and may include:
  - 1. A covered, access-controlled enclosure such as a fenced and gated area with short-term bicycle parking facilities;
  - 2. An access-controlled room with short-term bicycle parking facilities; and
  - 3. Individual bicycle lockers that securely enclose one bicycle per locker.
- I. "Short-term bicycle parking facilities" mean bicycle facilities accessible and usable by visitors, guests or business patrons and may include:
  - 1. Permanently anchored bicycle racks;

2. Covered, lockable enclosures with permanently anchored racks for bicycles;
  3. Lockable bicycle rooms with permanently anchored racks; and
  4. Lockable, permanently anchored bicycle lockers.
- J. "Clean Air Vehicles" means any combination of low-emitting, fuel efficient, and carpool or van pool vehicles.

**20.90.060 Number of Parking Spaces Required**

A. Number of Off-Street Vehicle Spaces Required:

1. All parking requirements in Table 20-190 are minimums unless otherwise specified. Each land use shall provide, on site, at least the minimum number of vehicle parking spaces required by Table 20-190, unless a modification has been granted pursuant to Section 20.90.220 or 20.90.230.
2. All required parking shall be made available to residents, patrons and employees of a use on the site.
3. All vehicle parking spaces shall be standard size spaces as set forth in Section 20.90.100. Alternatively, a Development Permit may:
  - a. Authorize all off-street vehicle parking spaces to be uniform-size car spaces, as set forth in Section 20.90.100; or
  - b. Allow up to forty (40) percent of the off-street vehicle parking spaces to be small car spaces as set forth in Section 20.90.100. The remainder of the required vehicle off-street parking spaces shall be standard car space as defined in Section 20.90.100.
4. If the number of off-street vehicle parking spaces hereinafter required contains a fraction, such number shall be rounded to the nearest higher whole number.
5. Whenever alternative units of measurement are specified in Tables 20-190, 20-200 or 20-210 for computing vehicle off-street parking requirements for any given use, the unit of measurement which provides the greatest number of off-street parking spaces for such use shall control.

6. The minimum number of vehicle off-street parking spaces required for any given use is the same irrespective of the district in which such use is conducted. In case of a use for which vehicle off-street parking requirements are not specified at all, the requirements for the most nearly similar use for which vehicle off-street parking requirements are specified shall apply.
7. When two or more uses are located in the same lot or parcel of land or within the same building, the number of vehicle off-street parking spaces required shall be the sum total of the requirements of the various individual uses computed separately in accordance with this Chapter 20.90, except as hereinafter provided for alternating uses.

**B. Number of Bicycle Parking Spaces Required:**

1. The minimum number of bicycle parking spaces required for uses permitted under this Title is set forth in Table 20-190.
2. Except as otherwise expressly permitted in this Chapter, the minimum number of bicycle parking spaces required under this Title shall be provided on private property on a parcel or development site in an area, other than a public street, public way, or other public property, permanently reserved or set aside for bicycle parking spaces.
3. A minimum of two (2) short-term bicycle parking spaces and one (1) long-term bicycle parking space shall be provided for each site that has a non-residential use set forth in Table 20-190.
4. If the number of bicycle parking spaces hereinafter required contains a fraction, such number shall be rounded to the nearest higher whole number.

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
<b>Agriculture and Resource Uses</b>			
Agriculture and Resource Uses	1 per employee	Note 6	1 per 10 full-time employees
<b>Drive-Through Uses</b>			
Drive-through in conjunction with any use	No additional parking required		<u>none</u>

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
<b>Education and Training</b>			
Day care center	1 per 6 children, up to 5 spaces and thereafter 1 per 10 children (includes employee parking)	Note 6	1 per 10 full-time employees and children
Instructional studios	1 per 150 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Private Instruction, personal enrichment	1 per 3 students, plus 1 per staff	Note 6	1 per 10 students and full-time employees
School- elementary (K-8)	1 per teacher, plus 1 per employee	Note 6	1 per 10 full-time employees plus 6 per classroom
School- secondary (9-12)	1 per teacher, plus 1 per employee, plus 1 per 5 students	Note 6	1 per 10 full-time employees plus 10 per classroom
School, post secondary	1 per 3 students, plus 1 per staff	Note 6	1 per 10 full-time employees plus 10 per classroom
School, trade and vocational	1 per 3 students, plus 1 per staff	Note 6	1 per 10 full-time employees plus 10 per classroom
<b>Entertainment and Recreation</b>			
Arcade, amusement	1 per 200 sq. ft of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Batting Cages	1 per station, plus 1 per employee	Note 6	1 per 10 full-time employees plus one per 6 stations
Bowling establishment	7 per lane	Note 6	1 per 2 lanes
Dancehall	1 per 40 sq. ft. open to public	Note 6	1 per 3,000 sq. ft. of floor area
Driving range	1 per tee, plus 1 per employee	Note 6	1 per 10 full-time employees plus 1 per 10 tees
Golf course	8 per golf hole, plus 1 per employee	Note 6	1 per 10 full-time employees plus 1 per 2 golf holes
Health club, gymnasium	1 per 80 sq. ft. recreational space	Note 6	1 per 1,600 sq. ft. of

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
			recreational space
Miniature golf	1.25 per tee, plus 1 per employee	Note 6	1 per 10 full-time employees plus 1 per 6 tees
Performing arts rehearsal space	1 per 250 sq. ft. of floor area	Section 20.90.220(E)	1 per 4,000 sq. ft. of floor area
Poolroom	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Private club or lodge	1 per 4 fixed seats on the premises, or 1 per 6 linear feet of seating, plus 1 per 200 square feet of area without seating but designed for meeting or assembly by guests, plus 1 per 500 sq. ft. of outdoor area developed for recreational purposes	Note 6	1 per 60 fixed seats on the premises, or 1 per 90 linear feet of seating, plus 1 per 3,000 sq. ft. of area without seating but designed for meeting or assembly by guests, plus 1 per 5,000 sq. ft. of outdoor area developed for recreational purposes
Recreation, Commercial (indoor)	1 per 80 sq. ft. of recreational area	Note 6	1 per 1,600 sq. ft. of recreational area
Recreation, Commercial (outdoor)	20 per acre of site	Note 6	2 per acre of site
Relocated Cardroom	1 per 40 sq. ft. of area devoted to card games	Note 6	1 per 800 sq. ft. area devoted to card games
Skating rink	1 per 50 sq. ft. of floor area	Note 6	1 per 1,000 sq. ft. of floor area
Swim and tennis club	1 per 500 sq. ft. of recreation area	Note 6	1 per 5,000 sq. ft. of recreation area

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
Motion picture theatre, indoor	1 per 3 seats in theaters with 1-3 screens; 1 per 3.3 seats with 4+ screens	Note 6	1 per 45 seats in theaters with 1-3 screens; 1 per 50 seats with 4+ screens
Motion picture theatre, outdoor	1 per 300 sq. ft.	Note 6	1 per 3,000 sq. ft.
Theaters, Auditoriums, Sports Arenas, and Stadiums-- with or without fixed seats	1 per 4 fixed seats on the premises, plus 1 per 7 linear feet of fixed benches, or 1 per 30 square feet of area used for assembly.	Note 6	1 per 60 fixed seats on the premises, plus 1 per 100 linear feet of fixed benches, or 1 per 450 sq. ft. of area used for assembly
<b>Food Services</b>			
Banquet facility	1 per 2.5 seats or 1 per 40 square feet of dining area, whichever requires the greater number of parking spaces	Note 6	1 per 50 seats or 1 per 800 square feet of dining area, whichever requires the greater number of parking spaces
Caterer w/eating facility (not a catering facility)	1 per 2.5 seats or 1 per 40 square feet of dining area, whichever requires the greater number of parking spaces	Note 3, Note 6	1 per 50 seats or 1 per 800 sq. ft. of dining area, whichever requires the greater number of parking spaces
Caterer w/no public interface	1 per 250 sq. ft.	Note 6	1 per 3,000 sq. ft. of floor area
Drinking establishments	1 per 2.5 seats or 1 per 40 square feet of drinking area, whichever requires the greater number of parking spaces	Note 3, Note 6	1 per 50 seats or 1 per 800 sq. ft. of dining area, whichever requires the greater number of parking spaces
Entertainment (with any food or alcohol service)	1 per 40 sq. ft. of area open to the public	Note 3, Note 6	1 per 800 sq. ft. of area open to

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
			the public
Outdoor dining incidental to a public eating establishment or a retail establishment	0 spaces up to 25 seats, 1 space per 2.5 for seats over 25	Note 6	1 space per 50 seats
Public eating establishments	1 per 2.5 seats or 1 per 40 square feet of dining area, whichever requires the greater number of parking spaces	Note 3, Note 6	1 per 50 seats or 1 per 800 sq. ft. of dining area, whichever requires the greater number of parking spaces
Take-out Only Establishment (including but not limited to pizza delivery, ice cream shops, doughnut shops)	1 per 75 sq. ft. of area open to the public, minimum of 5 spaces, plus 1 per delivery vehicle (if applicable)	Note 3, Note 6	1 per 750 sq. ft. of area open to the public
<b>General Retail</b>			
Alcohol, off-site sales	1 per 200 sq. ft. of floor area	Note 3 and Part 11, Chapter 20.80, Note 6	1 per 4,000 sq. ft. of floor area
Auction house	1 per 2 seats, or 1 per 50 sq. ft. of auction area exclusive of warehouse area	Note 6	1 per 5,000 sq. ft. of floor area
Food, beverage, groceries	1 per 200 sq. ft. of floor area	Note 3, Note 6	1 per 3,000 sq. ft. of floor area
Plant nursery	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Open air sales establishments and areas	1 per 200 sq. ft. of sales area	Note 6	1 per 3,000 sq. ft. of sales area
Outdoor vending	3 parking spaces	Part 10, Chapter 20.80, Note 6	2 parking spaces
Pawn shop/broker	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Large format commercial establishment	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Large format commercial establishment, associated commercial	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Retail sales, goods and merchandise	1 per 200 sq. ft. of floor area	Note 3, Note 6	1 per 3,000 sq. ft. of floor area
Retail sales of furniture	1 per 250 sq. ft. of floor area	Note 3, Note 6	1 per 4,000 sq. ft. of floor area
Retail art studio	1 space per 200 sq. ft. of retail area	Note 3, Note 6	1 per 3,000 sq. ft. of floor area

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
Sales, appliances, industrial equipment, and machinery	1 per 1000 sq. ft. of floor area	Note 6	1 per 10,000 sq. ft. of floor area
Neighborhood Shopping Center (minimum 100,000 sq. ft. in size), includes a mix of permitted and conditional uses	1 per 225 sq. ft. of floor area	Note 1, Note 6	1 per 3,000 sq. ft. of floor area at publicly accessible entrances with locations to be determined through a Development Permit
<b>General Services</b>			
Bed and Breakfast	2 spaces, plus 1 per guest room, plus 1 per employee	Note 6	1 per space plus 1 per 10 guest rooms
Crematory	1 per full-time employee	Note 6	1 per 10 full-time employees
Dry cleaner	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Hotel/motel	1 per guest room or suite, plus 1 per employee	Section 20.90.220(C), Note 6	1 space plus 1 per 10 guest rooms
Laundromat	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Maintenance and repair, small consumer goods	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Messenger services	1 per 200 sq. ft. of floor area, plus 1 per company vehicle	Note 6	1 per 3,000 sq. ft. of floor area
Mortuary and funeral services	1 per 4 seats, plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Mortuary, excluding funeral services	1 per full-time employee, plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Personal services	1 per 200 sq. ft. of floor area	Note 3	1 per 3,000 sq. ft. of floor area
Photo processing and developing	1 per 200 sq. ft.	Note 6	1 per 3,000 sq. ft. of floor area
Printing and publishing	Minimum 1 per 350 sq. ft. of floor area, maximum 5% over minimum required.	Note 6	1 per 5,000 sq. ft. of floor area
Social Service Agency	1 per 250 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area
<b>Health and Veterinary Services</b>			
Animal boarding, indoor	1 per employee, plus 1 per 1,000 sq. ft. of floor area	Note 6	1 per 10 full-time employees

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
Animal grooming	1 per 200 sq. ft. of floor area	Note 6	1 per 3,000 sq. ft. of floor area
Emergency Ambulance Station	1 per employee, plus 1 per on-site staff, plus 1 per facility vehicle	Note 6	1 per 10 full-time employees
Hospital per in-patient facility	1 per 2.5 beds	Note 6	1 per 25 beds
Medical clinic/out-patient facility	1 per 250 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area
Medical, dental and health practitioner	1 per 250 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area
Veterinary clinic	1 per 250 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area
<b>Industry</b>			
Catalog and mail order house	1 per 250 sq. ft. of floor area of office space plus, plus 1 per 1000 sq. ft. of floor area of warehouse and distribution area	Note 6	1 per 4,000 sq. ft. of floor area
Commercial Support	1 per 350 sq. ft. of floor area	Note 6	1 per 5,000 sq. ft. of floor area
Distribution facility	A minimum of two (2) for facilities with a total gross floor area under five-thousand (5,000) square feet; a minimum of five (5) for facilities with a total gross floor area between five thousand (5,000) sq. ft. and twenty-five thousand (25,000) sq. ft.; for facilities with a total gross floor area in excess of twenty-five thousand (25,000) sq. ft. a minimum of one (1) per five-thousand (5,000) sq. ft. of gross floor area or a fraction thereof	Note 6	1 per 10 full-time employees
Establishment for the repair, cleaning of household, commercial or industrial equipment or products	1 per 350 sq. ft. of floor area	Note 6	1 per 5,000 sq. ft. of floor area
Hazardous materials storage facility	1 per employee plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Hazardous waste facility	1 per employee plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Industrial Services	1 per 350 sq. ft of floor area	Note 6	1 per 5,000 sq. ft. of floor area
Junkyard	1 per employee	Note 6	1 per 10 full-time employees
Laboratory	1 per 350 sq. ft. of floor area	Note 6	1 per 5,000 sq.

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
			ft. of floor area
Manufacturing and Assembly, Light, Medium, Heavy	1 per 350 sq. ft. of floor area plus 1 per company vehicle	Note 6	1 per 5,000 sq. ft. of floor area
Miniwarehouse/ministorage	1 per 5,000 sq. ft. of floor area, plus 1 per resident manager	Note 4, Note 6	1 per 10 full-time employees
Outdoor storage	1 per employee	Note 6	1 per 10 full-time employees
Private power generation	1 per employee plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Research and Development	1 per 350 sq. ft. of floor area	Note 6	1 per 5000 sq. ft.
Stockyard, including slaughter	1 per employee	Note 6	1 per 10 full-time employees
Warehouse	A minimum of two (2) for warehouses with a total gross floor area under five-thousand (5,000) square feet; a minimum of five (5) for warehouses with a total gross floor area between five thousand (5,000) sq. ft. and twenty-five thousand (25,000) sq. ft.; for warehouses in excess of twenty-five thousand (25,000) sq. ft. of total gross floor area a minimum of one (1) per five-thousand (5,000) sq. ft. of gross floor area or a fraction thereof	Note 6	1 per 10 full-time employees
Warehouse retail	Minimum 1 per 2,000 sq. ft. of floor area; maximum 1 per 250 sq. ft. of floor area	Note 6	1 per 10 full-time employees
Wholesale sale establishment	1 per 2,000 sq. ft. of floor area, plus 1 per company vehicle	Note 6	1 per 20,000 sq. ft. of floor area
<b>Offices and Financial Services</b>			
Automatic Teller Machine (Free standing)	2 per machine	Note 6	1 per 10 machines
Business support	1 per 200 sq. ft. of floor area plus 1 per company vehicle	Note 6	1 per 3,000 sq. ft. of floor area
Financial institution	1 per 250 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area
Offices, business and administrative	1 per 250 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area
Offices, research and development	1 per 300 sq. ft. of floor area	Note 6	1 per 4,000 sq. ft. of floor area

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
Private security	1 per 250 sq. ft. of floor area office space, plus 1 per employee, plus 1 per company vehicle	Note 6	1 per 4,000 sq. ft. of floor area
<b>Public, Quasi-Public and Assembly Uses</b>			
Cemetery	1 per full-time employee	Note 6	1 per 10 full-time employees
Church/Religious Assembly	1 per 4 fixed seats, or 1 per 6 linear feet of seating, or 1 per 30 sq. ft. of area designed for assembly, used together or separately for worship.	Note 6	1 per 60 fixed seats, or 1 per 90 linear feet of seating, or 1 per 450 sq. ft. of area designed for assembly, used together or separately for worship.
Community television antenna systems	1 per company vehicle	Note 6	1 per 10 full-time employees
Museums and libraries	1 per 300 sq. ft. of area open to the public	Note 6	1 per 4,000 sq. ft. of floor area open to the public
Parks and playgrounds	1 per 500 sq. ft.	Note 6	1 per 5,000 sq. ft. of outdoor recreation space
Community centers	1 per 4 fixed seats, or 1 per 6 linear feet of seating, plus 1 per 200 square feet of area without seating but designed for meeting or assembly by guests, plus 1 per 500 sq. ft. of outdoor area developed for recreational purposes	Note 6	1 per 60 fixed seats, or 1 per 90 linear feet of seating, plus 1 per 3,000 sq. ft. of area without seating but designed for meeting or assembly by guests, plus 1 per 5,000 sq. ft. of outdoor area developed for recreational purposes

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	1 per 1.5 employees, plus 1 per company vehicle	Note 6	1 per 10 full-time employees
<b>Recycling Uses</b>			
Processing facility	1 per employee of the largest shift, plus 1 per facility vehicle	Note 6	1 per 10 full-time employees
Transfer facility	1 per employee of the largest shift, plus 1 per facility vehicle	Note 6	1 per 10 full-time employees
Small collection facility	1 per attendant	Note 6	1 per 10 full-time employees
<b>Residential</b>			
Emergency residential shelter	1 per 4 beds, 1 per 250 square feet of area which is used for office purposes	Section 20.90.220(C), Note 6	1 per 5,000 sq. ft. of floor area
Guesthouse	1 per guest room, plus 1 per each employee	Note 6	1 per 10 guest rooms plus 1 per 10 full-time employees
Live/Work	No additional parking required above what is required for commercial use parking	Note 6	1 per 5,000 sq. ft. of floor area
Living quarters, custodian, caretakers	1 per living unit	Note 6	1 per 10 living units
Mixed Use/Ground floor commercial with residential above	Respective commercial and residential parking requirements combined	Note 6	
Multiple dwelling	See Table 20-210, required parking is determined by the type of parking facility and the number of bedrooms		See Table 20-210
One family dwelling	2 covered	Note 5 and Section 20.90.220(B)	none
Residential Care or Service Facility	1 per first 6 client beds, plus 1 additional space for up to 4 client beds (or portion thereof) above the first six, plus 1 additional space for each additional four client beds (or portion thereof), plus 1 space for each employee or staff member.	Section 20.90.220(C), Note 6	1 per 10 full-time employees
Servants quarters attached to a one-family dwelling or attached to a garage structure	1 additional parking space	Note 6	1 per 10 full-time employees

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
SRO Facilities within 2,000 ft. of public transportation		Note 6	1 per SRO unit
SRO Residential Hotels	.25 per SRO unit		
SRO Living Unit Facilities with shared kitchen and bathroom facilities	.25 per SRO unit		
SRO Living Unit Facilities with partial or full kitchen and bathroom facilities	1 per SRO unit		
SRO Facilities not within 2,000 ft. of public transportation	1 per SRO unit	Note 6	1 per SRO unit
Sororities, fraternities and dormitories occupied exclusively (except for administrators thereof) by students attending college or other educational institutions	1 per guest room, plus 1 per employee	Note 6	1 per guest room plus 1 per 10 full-time employees
Temporary farm labor camp necessary to the gathering of crops grown on the site	1 per dwelling unit		none
Travel Trailer Parks	1 per employee	Note 6	1 per 10 full-time employees
Two family dwelling	See Table 20-200, required parking is determined by the type of parking facility and the number of bedrooms		none
<b>Transportation and Utilities</b>			
Common carrier depot	1 per employee, plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Data center	1 per 250 sq. ft. of office/meeting/technician work space, plus 1 for each 5,000 sq. ft. of floor area, or fraction thereof, devoted to computer equipment space	Note 6	1 per 5,000 sq. ft. of office/meeting/technician work space, plus 1 for each 50,000 sq. ft. of floor area, or fraction thereof devoted to computer equipment space

<b>Table 20-190 Parking Spaces Required by Land Use</b>			
<b>Use</b>	<b>Vehicle Parking Required</b>	<b>Applicable Sections</b>	<b><u>Bicycle Parking Required</u></b>
Television and radio studio	1 per 250 sq. ft. of space devoted to office use	Note 6	1 per 5,000 sq. ft. of space devoted to office use
Wireless communication antenna	1 per site	Note 6	1 per site
<b>Vehicle Related Uses</b>			
Accessory installation, passenger vehicles and pick-up trucks	4 per vehicle work station, plus 1 per employee	Note 6	1 per 10 full-time employees
Auto broker, retail w/on-site storage	See Vehicle sales and leasing	Note 6	1 per 10 full-time employees
Auto broker, wholesale, no on-site storage	1 per 250 sq. ft. of floor area	Note 6	1 per 10 full-time employees
Car wash	1 per employee, plus stacking as follows: self service - 5 cars per lane  full service - 15 cars (may be in multiple lanes)	Note 2, Note 6	1 per 10 full-time employees
Gas or charge station	1 per employee, plus 1 per air and water pump service area, plus 1 space for information stop	Note 6	1 per 10 full-time employees
Gas or charge station with incidental service and repair	4 per grease rack or vehicle work station, plus 1 per employee, plus 1 per air and water pump service area, plus 1 space for information stop	Note 6	1 per 10 full-time employees
Glass sales, installation and tinting	4 per vehicle work station, plus 1 per employee	Note 6	1 per 10 full-time employees
Repair and cleaning per detailing of vehicles	4 per grease rack or vehicle work station, plus 1 per employee	Note 6	1 per 10 full-time employees
Sale or lease of vehicles	1 per 350 sq. ft. enclosed showroom, 1 per 2,500 sq. ft. open area, plus 2 per service bay	Note 6	1 plus 1 per 10 full-time employees
Exclusively indoors sales	1 per 200 sq. ft.		
Auto rental agency	1 per 400 sq. ft. of floor area, plus 1 per rental vehicle	Note 6	1 plus 1 per 10 full-time employees
Sale, vehicle parts	1 per 200 sq. ft. of floor area	Note 6	1 plus 1 per 10 full-time employees

Table 20-190 Parking Spaces Required by Land Use			
Use	Vehicle Parking Required	Applicable Sections	Bicycle Parking Required
Tires, batteries, accessories, lube, oil change, smog check station, air conditioning	4 per grease rack or vehicle work station, plus 1 per employee	Note 6	1 plus 1 per 10 full-time employees
Tow yard	1 per employee, plus 1 per company vehicle	Note 6	1 per 10 full-time employees
Vehicle wrecking, including sales of parts	1 per employee	Note 6	1 per 10 full-time employees

**Notes:**

1. A covenant of easement is required when multiple parcels are involved.
2. Stacking shall be calculated at twenty (20) feet per car.
3. Parking for uses of this type located within a Neighborhood Business District and meeting all of the requirements set forth in Section 20.90.220(C), may be reduced as specified in Section 20.90.220(C).
4. Parking for miniwarehouse/ministorage uses meeting all of the requirements of Section 20.90.220(D) may be reduced as specified in Section 20.90.220(D).
5. Covered parking may include carports or garages.
6. When part or all of the bicycle parking spaces required for a land use is based on the number of full-time employees, that portion shall be provided in long-term bicycle parking facilities. When part or all of the bicycle parking spaces required for a land use is based on classrooms, that portion shall be provided in short-term bicycle parking facilities. When the bicycle parking required for a land use is based solely on square footage or other criteria in the table, at least eighty percent (80%) of the bicycle parking spaces shall be provided in short-term bicycle parking facilities and at most twenty percent (20%) shall be provided in long-term bicycle facilities.

Table 20-200 Two-family Dwelling			
Living Unit Size	Type of Parking Facility		
	All Open Parking	One-Car Garage	Two-Car Garage
0 Bedroom (Studio)	1.5	1.5	2.0
1 Bedroom	1.5	2.0	2.0
2 Bedroom	2.0	2.0	2.0
3 Bedroom	2.0	2.0	2.0
Each Additional Bedroom	0.25	0.25	0.25

Table 20-210 Multiple Dwelling				
Living Unit Size	Type of Parking Facility			
	All Open Vehicle Parking	One-Car Garage	Two-Car Garage	Bicycle Parking Spaces <sup>Note 1</sup>
0 Bedroom (Studio)	1.5	1.6	2.2	1 per 4 Living Units
1 Bedroom	1.5	1.7	2.3	1 per 4 Living Units
2 Bedroom	1.8	2.0	2.5	1 per 4 Living Units
3 Bedroom	2.0	2.2	2.6	1 per 4 Living Units
Each Additional Bedroom	0.15	0.15	0.15	1 per 4 Living Units

**Note 1:** Bicycle parking spaces shall consist of at least 60% long-term and at most 40% short-term spaces.

Table 20-215 Clean Air Vehicles	
For non-residential uses provide designated parking for any combination of low-emitting, fuel efficient, and carpool or van pool vehicles as follows:	
Total Number of Parking Spaces	Clean Air Vehicle Parking Spaces
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201+	At least 8% of total

**20.90.066 Showers and Changing Rooms**

6. Every use, including a change or an expansion of a use, shall provide on-site those showers and changing rooms required as set forth in Table 20-216.
7. All showers and changing rooms shall be accessible to all employees.

Table 20-216 Showers Required	
Use	Required Showers
Warehouse (85,000-425,000 sq. ft.)	1 shower

<b>Table 20-216 Showers Required</b>	
<b>Use</b>	<b>Required Showers</b>
Warehouse (425,001-635,000 sq. ft.)	2 showers, plus 1 additional shower for each additional 425,000 square feet of warehouse use above 635,000 square feet.
General Industrial (40,000-200,000 sq. ft.)	2 showers
General Industrial (200,001-300,000 sq. ft.)	3 showers, plus 1 additional shower per each additional 200,000 square feet of industrial use above 300,000 square feet.
Office, Research & Development (30,000-150,000 sq. ft.)	2 showers
Office, Research & Development (150,001-225,000 sq. ft.)	3 showers, plus 1 additional shower per each additional 150,000 square feet of office or research and development use above 225,000 square feet.

### Parking Space Requirements

#### **20.90.100 Off-Street Vehicle Parking Space Design Standards**

- A. All off-street vehicle parking spaces shall conform to the design requirements set forth in Table 20-220.
- B. Off-street parking spaces for small cars shall be marked as such.
- C. Notwithstanding the provisions of this Section, the approving person or body pursuant to the provisions of this Title may allow reduction of the minimum width of certain twenty-six (26) foot aisles on a site to not less than twenty (20) feet, provided such reduction will not impair the safe and convenient accessibility of the parking spaces affected thereby, and the safety of the site, as otherwise provided in this Section.
- D. Parking stall spaces for Clean Air Vehicles that are required per Table 20-215 shall have the following characters painted with the paint used for stall striping such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: "CLEAN AIR VEHICLE".

<b>Table 20-220 Design Requirements - Off-Street Vehicle Parking Spaces</b>					
	<b>Angle of Off-Street Parking Space from Wall, Curb or Fence (Parking Angle in Degrees)</b>				
	<b>90</b>	<b>60</b>	<b>45</b>	<b>30</b>	<b>0</b>
<b>Minimum Width of Parking Space (feet)</b>					
Full-size car spaces	9	9	8.5	8.5	8
Small car spaces	8	8	8	8	8
Uniform-size car spaces	8.5	8.5	8.5	8.5	8
<b>Length of Space (feet) <sup>Note 1</sup></b>					
Full-size car spaces	18	19.8	18.7	16.4	22
Small car spaces	16	17.6	16.6	14.6	20
Uniform-size car spaces	17	18.7	17.7	15.5	21
<b>Minimum Width of One-way Aisle (feet)</b>					
Full-size car spaces	20	16	15	14	12
Small car spaces	20	16	15	14	12
Uniform-size car spaces	20	16	15	14	12
<b>Minimum Width of Two-way Aisle (feet)</b>					
	26	26	26	26	26

**Note 1:** Length of Space means the minimum distance measured at right angles, from wall, curb, or fence, to nearest edge of aisle (length of stall perpendicular to aisle).

**20.90.110 Maintenance**

All off street parking spaces and associated facilities, including curb directional markings, disabled symbols, landscaping, signs, striping, and wheel stops, and other facilities, shall be permanently maintained by the property owner in good repair, free of litter and debris, potholes, obstructions and stored materials.

**20.90.120 Setbacks**

- A. No off-street vehicle parking space or off-street loading space shall be located within any side or front setback area required by other provisions of this Title.
- B. In no event shall the setback for any vehicle parking area consisting of six or more parking spaces located in, or adjoining, any Residential District be less than the front setback, and corner side setback, if any, of the adjoining residential lot or parcel.

**20.90.130 Driveways**

Each off-street vehicle parking space shall be provided with:

- A. A driveway not less than ten (10) feet wide for ingress and egress; and
- B. A maneuvering area, such as an aisle or driveway, of appropriate dimension and design to provide safe and efficient means of entry and exit by automobiles and other motor vehicles; and
- C. For all lots with a one-family dwelling use, unless otherwise provided in this Title, a driveway not less than twenty-three (23) feet long measured at its shortest side.

**20.90.140 Surfacing of Uncovered Off-Street Vehicle Parking Spaces**

The surface of all uncovered off-street vehicle parking spaces and aisles shall be treated or paved and maintained in such a manner as to provide a mud-free and dustless surface. When vehicle parking facilities having six or more parking spaces are paved with concrete, asphalt or other similar material, each vehicle parking space shall be defined by means of painted white lines. Such vehicle parking spaces shall be provided with drainage facilities adequate to dispose of all surface water accumulated within the vehicle parking area and shall be designed in conformance with current City policy related to post-construction Storm Water Quality Control.

**20.90.150 Vehicle Parking Facilities in Residence Districts -- Restrictions**

In a Residential District no Conditional Use Permit shall be issued for a vehicle parking facility intended to serve nonresidential uses, unless all of the following conditions are met:

- A. The Residential District is immediately adjacent to the non-residentially zoned land where the business or other use to be served by such vehicle parking is located.
- B. Use of the vehicle parking is limited to passenger vehicles belonging to the users of the adjacent business or use being served by the vehicle parking.
- C. Use of the vehicle parking is limited to the hours of operation of the adjacent business or use being served.
- D. The following criteria and standards are met:
  - 1. The minimum lot area and front and corner lot side setbacks of the Residence District are met.
  - 2. The minimum rear and interior lot side setbacks are ten (10) feet.

3. All setback areas and all other areas not required for vehicle parking spaces or circulation are landscaped.
4. No part of any vehicle parking space, vehicle parking aisle or driveway shall be more than one hundred (100) feet from such nonresidential site.
5. No driveway access is permitted from a public street unless either the public street is one that is designated an arterial or major collector by the General Plan of the City of San José, or the driveway is located within one hundred and fifty (150) feet of such a designated street.
6. Only directional signs are permitted.
7. Lighting shall be located and directed so that it is reflected away from residentially zoned land. No glare which might cause unreasonable annoyance to occupants of properties in the Residential Districts shall be permitted.

**20.90.160 Lighting in or Adjacent to Residential Districts**

All lighting in connection with any off-street vehicle parking spaces located in any Residential District or adjacent to any Residential District shall be arranged and shielded so that light will be reflected away from lands located in such Residential District, and so that there will be no glare which will cause unreasonable annoyance to occupants of properties in such Residential District, or otherwise interfere with the public health, safety or welfare.

**20.90.170 Screening and Landscaping**

- A. All outdoor off-street vehicle parking areas containing six (6) or more vehicle parking spaces shall be effectively screened on all sides which adjoin, face, or are directly opposite any lot in a Residential District, or any lot used for residential purposes.
- B. All screening shall be a masonry wall or a solid wooden fence not less than four nor more than six feet in height and of a design that is approved pursuant to the requirements of Chapter 20.100.
- C. The screening shall at all times be maintained in good condition, shall be kept free at all times of signs, and shall be set back from any abutting public street a distance equal to the distance which such parking must be set back from any abutting public street. The space between such screening and any abutting public street shall be landscaped.

**20.90.180 Americans with Disabilities Act (ADA) Parking Standards**

Specific provisions pertaining to disabled parking requirements may apply to particular land uses per the Federal Americans with Disabilities Act (ADA) requirements. Provisions are provided in Title 24 of the Municipal Code.

**Part 2.5  
Bicycle Parking Requirements**

**20.90.190 Bicycle Parking Space Design Standards**

- A. For the purpose of this Section, bicycle parking facilities shall refer to long-term and short-term bicycle parking facilities as defined in Section 20.90.050.
1. All bicycle parking spaces provided shall be on a hard and stable surface.
  2. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
  3. All bicycle parking facilities shall support bicycles by at least two contact points on the bicycle to prevent the bicycle from falling over and to prevent damage to wheels, frame, or other components.
  4. All bicycle parking facilities within vehicle parking areas shall be separated by a curb or other physical barrier to protect bicycles from damage by automobiles and other moving vehicles.
  5. Short-term bicycle parking facilities are subject to and shall meet all the following requirements:
    - a. The facilities shall be located at least three (3) feet away from any wall, fence, or other structure.
    - b. When multiple short-term bicycle parking facilities are installed together in sequence, they shall be installed at least three (3) feet apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.

- c. The facilities shall be installed in a clear space at least two (2) feet in width by six (6) feet in length to allow sufficient space between parked bicycles.
- d. Permanently anchored bicycle racks shall be installed to allow the frame and one or both wheels of the bicycle to be securely locked to the rack.

**20.90.195 Bicycle Parking Space Location**

- A. Short-term bicycle parking facilities that consist of permanently anchored bicycle racks shall be located in a convenient, highly visible and well lighted area within twenty (20) feet of a building entrance and within view of pedestrian traffic.
- B. Short-term bicycle parking facilities that consist of: covered, lockable enclosures with permanently anchored racks for bicycles; or lockable bicycle rooms with permanently anchored racks; or lockable, permanently anchored bicycle lockers shall be located in a convenient, highly visible and well-lighted area within one hundred (100) feet of a common publicly accessible building entrance and within view of pedestrian traffic.
- C. Long-term bicycle parking facilities for tenant and occupant use shall be conveniently accessible by pedestrians from the street and located within one hundred (100) feet of building entrances accessible by tenants and occupants.

**Part 3  
Exceptions**

**20.90.200 Off-Site, Alternating Use and Alternative Parking Arrangements – Vehicular or Bicycle**

- A. The following off-street parking arrangements may be permitted with a Special Use Permit issued in accordance with Chapter 20.100:
  - 1. Parking facilities on a lot other than the lot occupied by the building or use which they are required to serve.
  - 2. Alternating use of common parking facilities where certain uses generate parking demands during hours when the remaining uses are not in operation (for example, if one use operates during the day time or on weekends and the other use operates at night or on weekdays).

3. Parking facilities which accommodate the required number of spaces in an alternative parking design.
- B. In addition to any other findings required for a Special Use Permit, the Director, or Planning Commission on appeal, may approve such parking arrangements only upon making the following findings:
1. The number of off-street parking spaces provided in such parking facilities adequately meets the parking requirements of the individual buildings and uses as specified in this Chapter 20.90 of this Title;
  2. It is reasonably certain that the parking facility shall continue to be provided and maintained at the same location for the service of the building or use for which such facility is required, during the life of the building or use; and
  3. The parking facility is reasonably convenient and accessible to the buildings or uses to be served.
- C. As a condition precedent to approving such parking arrangements, the Director, or Planning Commission on appeal, shall require:
1. Satisfactory statements and evidence by the parties involved in the parking arrangement describing the nature of the use or uses, the timing of demand for such parking if applicable, and the provisions which are to be made to meet the specific parking requirements under this Title.
  2. Such other documents, agreements, commitments, and such other evidence as is deemed necessary in each case.

**20.90.210 Vehicle Parking - Change in Structure or Use**

- A. No structure constructed, or use instituted, prior to November 10, 1965 shall be required to meet the off-street parking requirements of this Title unless there is a substantial change in the structure or in the use of the structure or land.

For purposes of this Section, "change" means any enlargement, conversion or alteration in structure or use. A "substantial change" means more than a forty (40) percent difference between (a) and (b), as follows: (a) the number of parking spaces required under current Code for the structure or use, as it existed on November 10, 1965, and (b) the number of parking spaces required under the current Code for the proposed structure or use. [Substantial Change:  $b - a = c$ , if  $c/b > .40$  (40%)]

1. If the change is not a substantial change, no additional off-street parking is required.
  2. If the change is a substantial change, the current off-street parking requirements shall apply to the entire structure or use.
- B. Except as provided by Section for the Downtown Parking Management Zone, any structure constructed after November 10, 1965 which is changed shall be required to meet and maintain the off-street parking requirements for the entire structure or use.

**20.90.220 Reduction in Required Off-Street Vehicle Parking Spaces**

- A. Alternative Transportation
1. A reduction in the required off-street vehicle parking spaces of up to ten percent (10%) may be authorized with a Development Permit or a Development Exception if no Development Permit is required, for structures or uses that conform to all of the following:
    - a. The structure or use is located within 2,000 feet of a proposed or an existing rail station, or an area designated as neighborhood business district in the City's General Plan; and
    - b. The structure or use provides bicycle parking spaces in conformance with the requirements of Table 20.90.
  2. A reduction in the required off-street vehicle parking spaces for a structure or use of up to ten percent (10%) or up to two (2) off-street vehicle parking spaces, whichever is less, may be authorized with a Development Permit or a Development Exception if no Development Permit is required for a particular use, for non-residential uses in conformance with the following:
    - a. In addition to the off-street bicycle parking spaces required for the structure or use, ten (10) off-street bicycle parking spaces consisting of bicycle racks or five (5) off-street bicycle parking spaces consisting of bicycle lockers shall be provided for every one (1) required off-street vehicle parking space that is reduced; and
    - b. The bicycle parking spaces shall conform to all of the requirements of this Chapter.

B. One-family Dwellings

1. A reduction in the required off-street vehicle parking for a one-family dwelling is allowed by right if the following criteria are met:
  - a. At least one covered parking space is provided; and
  - b. No more than one dwelling occupies the lot; and
  - c. The location of the required covered parking is set back a minimum of sixty (60) feet from the front property line when the garage is accessed via a curb cut from the front property line and forty (40) feet from the side corner property line when the garage is accessed via a curb cut from the corner side property line; and
  - d. The required covered parking is accessed by a driveway of a width no less than ten (10) feet and no more than twelve (12) feet; and
  - e. Any curb cuts accessing the parking shall be in proportion to the driveway width; and
  - f. No additional paving in the front setback shall be designated or used for parking; and
  - g. The floor area of the covered parking structure does not exceed three hundred and fifty (350) square feet; and
  - h. The covered parking structure shall meet all other applicable regulations of this Title.

C. Ground Floor Uses in Neighborhood Business Districts

1. The off-street vehicle parking requirement for uses subject to Note 3 on Table 20-190 in Section 20.90.060 shall be reduced to one (1) space per four hundred (400) square feet of floor area, provided all of the following requirements are met:
  - a. The site is designated on the San José 2020 General Plan Land Use Transportation Diagram with the Neighborhood Business District Overlay, and
  - b. The use is located on the ground floor of a building, and

- c. No parking reduction is approved for a use pursuant to Section 20.90.220.A.1 of this Chapter.

D. Miniwarehouse/Ministorage

1. A reduction in the required off-street parking may be authorized with a Development Permit for those miniwarehouse/ministorage buildings meeting all of the following requirements:
  - a. Buildings are single story, and
  - b. Loading spaces are available directly adjacent to those storage units contained in the single-story building.

E. Other Uses

1. A reduction in the required off-street parking for SROs, emergency residential shelters, residential care/service facilities and convalescent hospitals, hotels/motels, bed and breakfast inns, senior housing uses, indoor recreation uses, performing arts rehearsal space uses, and performing arts rehearsal space uses may be approved with a Development Permit provided that such approval is based upon the findings in Subsection B of Section 20.90.200.

**20.90.230 Off-Street Parking Assessment District**

- A. Whenever the City Council has undertaken proceedings for the formation of an Off-street Parking Assessment District, the City Council may, by resolution, exempt the territory within such District from the off-street parking requirements set forth in this Chapter 20.90, or modify such requirements as appropriate.
- B. No such exemption or modification of the off-street parking requirements may be approved unless and until the Off-street Parking Assessment District has been formed.
- C. The City Council may at any time, by resolution, terminate any such exemption or modification if the Council determines that the purposes of the Off-street Parking Assessment District will not be achieved.

**20.90.240 Reduction in Required Short-Term Bicycle Parking Spaces**

- A. The Director of Planning may reduce or eliminate the required short-term bicycle parking spaces on private property with a Development Permit where all of the

following conditions are met:

1. The project provides short-term bicycle parking facilities in the public street within two hundred (200) feet of a publicly accessible building entrance or site in conformance with an Encroachment Permit approved by the Director of Public Works; and
  2. The Director of Planning determines that short-term bicycle parking facilities provided in the public sidewalk or other area of the public street are reasonably convenient and accessible to visitors or patrons of the subject site.
- B. There is no right to use the public streets for required bicycle parking spaces and any permits issued that allow for such facilities in the public streets may be revoked for any reason at any time, in which case such facilities shall be provided on private property.

**20.90.250**

**Reduction in Required Long-Term Bicycle Parking Spaces for Multi-family Residential Uses**

The Director of Planning may reduce or eliminate required long-term bicycle parking spaces for multi-family residential uses with a Development Permit when the multi-family uses are located in buildings that have individual enclosed garages assigned to each multi-family dwelling unit.

**Part 4  
Motorcycle Parking Standards**

**20.90.300 Purpose**

The purpose of this Part, in keeping with the purpose of this Chapter, is to promote effective circulation, reduce congestion, a means for alternative transportation and increase safety and aesthetics through minimum off-street motorcycle parking requirements.

**20.90.350 Minimum Motorcycle Parking Spaces Required**

- A. The minimum number of motorcycle parking spaces required for uses permitted under this Title is set forth in Table 20-250.

- B. A minimum of three (3) motorcycle parking spaces shall be provided for each use set forth in Table 20-250.
- C. No motorcycle parking shall be required for car washes, boarding kennels and other uses as deemed appropriate.

<b>Table 20-250 Motorcycle Parking Spaces</b>	
<b>Use</b>	<b>Required Motorcycle Parking Spaces</b>
Warehouse	1 motorcycle space for every 10 code-required auto parking spaces
General Industrial	1 motorcycle space for every 50 code-required auto parking spaces
Office, Research & Development	1 motorcycle space for every 50 code-required auto parking spaces
Multi-dwelling	1 motorcycle space per 4 units
Group Living	1 motorcycle space per 20 residents
Commercial	1 motorcycle space per 20 code required auto parking spaces
Commercial Outdoor Recreation	1 motorcycle space per 20 code required auto parking spaces
Arena (Major Event Entertainment)	1 motorcycle space per 20 code required auto parking spaces
Community Services	1 motorcycle space per 15,000 sq. ft.

**20.90.360 Location**

Motorcycle parking facilities shall be located in a convenient, highly visible and well lighted area to minimize theft and vandalism, generally within fifty (50) feet of a building entrance, adjacent to handicap parking and within view of pedestrian traffic.

**20.90.370 Motorcycle Parking Design Standards**

- A. Surfacing of motorcycle parking provided shall conform to the provisions of Section 20.90.140.
- B. Motorcycle parking spaces shall be a minimum of three (3) feet in width and six (6) feet in length.
- C. Motorcycle parking facilities within auto parking areas shall be separated by a physical barrier to protect motorcycles from damage by automobiles and other moving vehicles. Barriers include curbs, wheel stops or other similar features.

**Part 5  
Off Street Loading Spaces**

**20.90.400 Definition**

"Off-street loading space" means an area, other than a public street, public way, or other property, (and exclusive of off-street parking spaces) permanently reserved or set aside for the loading or unloading of motor vehicles, including ways of ingress and egress and maneuvering areas. Whenever the term "loading space" is used, it shall, unless the context clearly requires otherwise, be construed as meaning off-street loading space.

**20.90.410 Required Off-Street Loading Spaces**

- A. Any building, or part thereof, constructed, erected, or moved within or onto any lot or parcel of land in any district for any use as described in subsection B, having a floor area of ten thousand (10,000) square feet or more shall provide at a minimum one (1) off-street loading space, plus one (1) additional such loading space for each twenty thousand (20,000) square feet of floor area.
- B. This section shall apply to buildings intended for use by a manufacturing plant, storage facility, warehouse facility, goods display facility, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning establishment, or other use or uses similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise; and
- C. Such off-street loading space(s) shall be maintained during the existence of the building or use they are required to serve.

**20.90.420 Size of Off-Street Loading Spaces**

Each off-street loading space required by this Part shall be not less than ten feet wide, thirty feet long and fifteen feet high, exclusive of driveways for ingress and egress and maneuvering areas.

**20.90.430 Driveways for Ingress, Egress and Maneuvering Areas (Off-Street Loading Spaces)**

Each off-street loading space required by this Part shall be provided with driveways for ingress and egress and maneuvering space of the same type and meeting the same criteria required for off-street parking spaces.

**20.90.440 Location in Relation to Residence Districts**

No off-street loading space required by this Part shall be closer than fifty (50) feet to any lot or parcel of land in a Residence District unless such off-street loading space is wholly within a completely enclosed building or unless enclosed on all sides by a wall not less than eight (8) feet in height.

**Part 8  
Alum Rock Village Parking Management Zone**

**20.90.800 Alum Rock Village Parking Management Zone - Creation**

An Alum Rock Village Parking Management Zone is hereby established, said zone comprising those certain real properties shown upon that certain map of the Alum Rock Village Parking Management Zone dated March 20, 2001, and, as of that date, consisting of those certain Assessor Parcel Numbers, all shown on those certain attachments to Ordinance No. 26325 adopted by the City Council on April 3, 2001.

**20.90.810 Exemption for Street Level Uses**

Street level uses located on real properties subject to 20.90.060 of this Title and within the Alum Rock Village Parking Management Zone shall be exempt from all parking requirements under this Title, subject to Section 20.90.830.

**20.90.820 Change in Use - Special Use Permit**

Any change in use of a legal nonconforming structure, as that term is defined in this Title, shall remain exempt from the parking requirements of this Title pursuant to Section 20.90.810, but shall require the approval of a Special Use Permit by the Director pursuant to the provisions of Part 7 of Chapter 20.100 of this Title.

**20.90.830 Change in Use - Off-Street Parking Required**

Any change in use at street level is exempt from requirements to provide additional off-street parking under this Title unless the total amount of parking that would be required for the proposed new use under this Title exceeds twice the parking requirement of the same floor area if it were a retail use as calculated using Table 20-190 (1 space/200 square feet of net floor area). If the parking requirement for the proposed new use exceeds twice the parking requirement of the retail equivalent for off-street parking, the new use shall not be exempt from and shall be subject to the parking requirements under this Title.

**20.90.840 No Reduction in Off-Street Parking Spaces**

Off-street parking spaces existing on May 3, 2001 and/or required as a condition of any Permit or approval by the City of San José shall not be reduced in number or size, without an approved Development Permit in accordance with the requirements of Chapter 20.100 of this Title. In considering any reduction in the number of off-street parking spaces, the Director shall find that there is no overall net loss of off-street parking spaces within the Alum Rock Village Parking Management Zone.

**PASSED FOR PUBLICATION** of title this 26<sup>th</sup> day of October, 2010, by the following vote:

AYES: CAMPOS, CHIRCO, CHU, CONSTANT, HERRERA,  
KALRA, LICCARDO, NGUYEN, OLIVERIO, PYLE; REED.

NOES: NONE.

ABSENT: NONE.

DISQUALIFIED: NONE.



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CHUCK REED  
Mayor

ATTEST:



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LEE PRICE, MMC  
City Clerk