

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-21401 (NEW SERIES)

DATE OF FINAL PASSAGE DECEMBER 17, 2021

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, ADDING SECTION 142.0531, AND AMENDING SECTION 142.0545; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 152.0102; AMENDING CHAPTER 15, ARTICLE 3, DIVISION 1 BY AMENDING SECTION 153.0103; AMENDING CHAPTER 15, ARTICLE 4, DIVISION 1 BY AMENDING SECTION 154.0103; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0252; AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 156.0313; AMENDING CHAPTER 15, ARTICLE 16, DIVISION 1 BY AMENDING SECTION 1516.0104, ALL RELATING TO CITYWIDE PARKING REFORM INCLUDING NON-RESIDENTIAL USES IN TRANSIT PRIORITY AREAS AND NEIGHBORHOOD COMMERCIAL ZONES AND OTHER PARKING RELATED AMENDMENTS.

§113.0103 Definitions

Abutting property through Parking space, off-street [No change in text.]

Parking standards transit priority area means the area defined in California

Public Resources Code Section 21099, as may be amended, or an area within one-

half mile of a *major transit stop* that is existing or planned, if the planned *major*

transit stop is scheduled to be completed within the current San Diego

Association of Governments (SANDAG) Regional Transportation Improvement

Program (RTIP).

Parkway through Yard [No change in text.]

§142.0530 Nonresidential Uses — Parking Ratios

(a) [No change in text.]

**Table 142-05E
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> ⁽²⁾	Maximum Permitted
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	<u>0</u>	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	<u>0</u>	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 ⁽³⁾	<u>0</u>	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	<u>0</u>	2.1	6.5
CC-3-5	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5
CC-3-5/Beach impact area ⁽⁵⁾	2.5	<u>0</u>	2.1	6.5
CC-4-5	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5
CC-2-5	1.25	<u>0</u>	1.25	5.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> ⁽²⁾	Maximum Permitted
CC-5-5				
CC-3-6 CC-4-6 CC-5-6	2.5	<u>0</u>	2.1	6.5
CC-3-7	2.5	<u>0</u>	2.1	6.5
CC-3-8	2.5	<u>0</u>	2.1	6.5
CC-3-9	2.5	<u>0</u>	2.1	6.5
CN-1-1	1.0 ⁽⁴⁾ <u>0</u>	<u>0</u>	1.0 ⁽⁴⁾ <u>0</u>	5.5
CN-1-2	5.0 <u>0</u>	<u>0</u>	4.3 <u>0</u>	6.5
CN-1-3	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CN-1-4	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CN-1-5	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CN-1-6	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CR-1-1 CR-2-1	5.0 ⁽³⁾	<u>0</u>	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	5.0	<u>0</u>	4.3	6.5
CV-1-1	5.0	<u>0</u>	4.3	6.5
CV-1-2	2.5	<u>0</u>	2.1	6.5
Industrial Zones				
IH-1-1 IH-2-1	5.0	<u>4.3</u>	4.3	6.5
IL-1-1 IL-2-1	5.0	<u>4.3</u>	4.3	6.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	<u>Minimum Required Within a <i>Parking Standards Transit Priority Area</i></u> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> ⁽²⁾	Maximum Permitted
IL-3-1				
<u>IL-3-1</u>	<u>5.0</u>	<u>0</u>	<u>4.3</u>	<u>6.5</u>
IP-1-1 IP-2-1	5.0	<u>0</u>	4.3	6.5
IS-1-1	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5
IBT-1-1	5.0	<u>0</u>	4.3	6.5
Mixed-Use Zones				
RMX-1	1.5	<u>0</u>	1.0	5.5
RMX-2	1.5	<u>0</u>	1.0	5.5
RMX-3	1.5	<u>0</u>	1.0	5.5
EMX-1	1.5	<u>0</u>	1.0	5.5
EMX-2	1.5	<u>0</u>	1.0	5.5
EMX-3	1.5	<u>0</u>	1.0	5.5
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	<u>Minimum Required Within a <i>Parking Standards Transit Priority Area</i></u> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> ⁽²⁾	Maximum Permitted
Barrio Logan: Except Subdistrict B	2.5	<u>0</u>	2.1	6.5
Carmel Valley	5.0	<u>0</u>	4.3	6.5
Cass Street	2.0	<u>0</u>	2.0	6.5
Central Urbanized	2.5	<u>0</u>	2.1	6.5
La Jolla	1.7	<u>0</u>	1.7	5.5
La Jolla Shores	1.0	<u>0</u>	1.0 ⁽⁴⁾	5.5
Mid-City: CN-3 and CV-3	1.25	<u>0</u>	1.25	5.5
Mid-City: Except CN-3, CV-3	2.5	<u>0</u>	2.1	6.5
Mount Hope	3.3	<u>0</u>	2.8	6.5
Mission Valley: CV	2.5	<u>0</u>	2.1	6.5
Mission Valley: Except CV	5.0	<u>0</u>	4.3	6.5
Old Town	4.0	<u>0</u>	3.4	6.5
West Lewis Street	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5

Footnotes for Table 142-05E

¹ [No change in text.]

² ~~Transit Area or Transit Priority Area.~~ The ~~transit area or transit priority area~~ minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10), ~~transit priority areas~~, and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).

³ through ⁵ [No change in text.]

⁶ The parking standards transit priority area parking ratio apply to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(b) [No change in text.]

**Table 142-05F
Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	<u>Minimum Required Outside a Transit Area or Transit Priority Area Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁶⁾	<u>Minimum Required Within a Transit Area or Transit Priority Area</u> ⁽³⁾	Maximum Permitted
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	<u>0</u>	2.1	25.0
CC-1-2 CC-2-2 CC-4-2	2.5	<u>0</u>	2.1	25.0
CC-5-2	2.5	<u>0</u>	2.1	25.0
CC-4-2/Coastal Overlay Zone ⁽⁴⁾	5.0	<u>0</u>	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	<u>0</u>	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	<u>0</u>	2.1	25.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Transit Priority Area Parking Standards Transit Priority Area	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁶⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽³⁾	Maximum Permitted
CC-4-4/Coastal Overlay Zone ⁽⁴⁾	5.0	<u>0</u>	4.3	25.0
CC-5-4	2.5	<u>0</u>	2.1	25.0
CC-2-5 CC-3-5	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	<u>0</u>	4.3	25.0
CC-4-5	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0
CC-5-5	1.25	<u>0</u>	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	2.5	<u>0</u>	2.1	25.0
CC-3-7	2.5	<u>0</u>	2.1	25.0
CC-3-8	2.5	<u>0</u>	2.1	25.0
CC-3-9	2.5	<u>0</u>	2.1	25.0
CN-1-1	1.0 ⁽⁵⁾ <u>0</u>	<u>0</u>	1.0 ⁽⁵⁾ <u>0</u>	20.0
CN-1-2	15.00	<u>0</u>	12.80	25.0
CN-1-3	2.50	<u>0</u>	2.10	25.0
CN-1-4	2.50	<u>0</u>	2.10	25.0
CN-1-5	2.50	<u>0</u>	2.10	25.0
CN-1-6	2.50	<u>0</u>	2.10	25.0
CR-1-1 CR-2-1	15.0	<u>0</u>	12.8	25.0
CO-1-1 CO-1-2	15.0	<u>0</u>	12.8	25.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces⁽²⁾			
	Minimum Required Outside a Transit Area or Transit Priority Area Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area⁽⁶⁾	Minimum Required Within a Transit Area or Transit Priority Area⁽³⁾	Maximum Permitted
CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3				
CV-1-1	15.0	<u>0</u>	2.1	25.0
CV-1-2	5.0	<u>0</u>	4.3	25.0
Mixed-Use Zones				
RMX-1	1.5	<u>0</u>	1.0	5.5
RMX-2	1.5	<u>0</u>	1.0	5.5
RMX-3	1.5	<u>0</u>	1.0	5.5
EMX-1	1.5	<u>0</u>	1.0	5.5
EMX-2	1.5	<u>0</u>	1.0	5.5
EMX-3	1.5	<u>0</u>	1.0	5.5
Industrial Zones				
IH-1-1 IH-2-1	15.0	<u>12.8</u>	12.8	25.0
IL-1-1 IL-2-1 IL-3-1 <u>IL-3-1</u>	15.0	<u>12.8</u>	12.8	25.0
<u>IL-3-1</u>	<u>15.0</u>	<u>0</u>	<u>12.8</u>	<u>25.0</u>
IP-1-1 IP-2-1	15.0	<u>0</u>	12.8	25.0
IS-1-1	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0
IBT-1-1	15.0	<u>0</u>	12.8	25.0
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	<u>Minimum Required Outside a Transit Area or Transit Priority Area Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁶⁾	<u>Minimum Required Within a Transit Area or Transit Priority Area</u> ⁽³⁾	Maximum Permitted
Barrio Logan: Except Subdistrict B	2.5	<u>0</u>	2.1	20.0
Carmel Valley	15.0	<u>0</u>	12.8	25.0
Cass Street	5.0	<u>0</u>	4.3	25.0
Central Urbanized	2.5	<u>0</u>	2.1	6.5
La Jolla	5.0	<u>0</u>	4.3	20.0
La Jolla Shores	1.0	<u>0</u>	1.0 ⁽⁵⁾	20.0
Mid-City: CN-3 and CV-3	1.25	<u>0</u>	1.25	20.0
Mid-City: Except CN-3, CV-3	2.5	<u>0</u>	2.1	25.0
Mount Hope	3.3	<u>0</u>	2.8	25.0
Mission Valley: CV	5.0	<u>0</u>	4.3	25.0
Mission Valley: Except CV	15.0	<u>0</u>	12.8	25.0
Old Town	4.0	<u>0</u>	3.4	25.0
West Lewis Street	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0

Footnotes for Table 142-05F

¹ through ² [No change in text.]

- ³ ~~Transit Area or Transit Priority Area.~~ The ~~transit area or transit priority area~~ minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10), ~~transit priority areas~~, and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).
- ⁴ through ⁵ [No change in text.]
- ⁶ The parking standards transit priority area parking ratio apply to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(c) [No change in text.]

Table 142-05G
Parking Ratios for Specified Non-Residential Uses

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards <u>Parking Standards Transit Priority Area</u>	Minimum Required Within a <u>Parking Standards Transit Priority Area</u> ⁽⁸⁾	Minimum Required Within a <u>Transit Area or Transit Priority Area</u> ⁽²⁾	Maximum Permitted
Institutional				
Separately Regulated Uses				
Botanical Gardens and Arboretums	3.3	<u>0</u>	2.8	N/A
Educational facilities:				
Kindergarten through grade 9	2.0 per classroom if no assembly area or 30 per 1,000 square feet assembly area	<u>85% of Minimum</u>	85% of Minimum	N/A
Grade 10 through grade 12	1 per 5 students at maximum occupancy	<u>85% of Minimum</u>	85% of Minimum	N/A
Vocational/trade schools	1 per student at maximum occupancy	<u>85% of Minimum</u>	85% of Minimum	N/A
Exhibit Halls & Convention Facilities	1 per 3 seats; 30.0 if no fixed seats	<u>85% of Minimum</u>	85% of Minimum	N/A
Hospitals	2 per bed	<u>85% of Minimum</u>	85% of Minimum	N/A
Intermediate care facilities and nursing facilities	1 per 3 beds	<u>85% of Minimum</u>	85% of Minimum	N/A
Interpretive Centers	3.3	<u>2.8</u>	2.8	N/A
Museums	3.3	<u>2.8</u>	2.8	N/A

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (<i>Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking</i>)			
Required Automobile Parking Spaces⁽¹⁾				
	Minimum Required Outside a Transit Area or Parking Standards <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁸⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Radio & Television Broadcasting	3.3	<u>2.9</u>	2.9	5.0
Retail Sales: See Table 142-05E				
Commercial Services				
Eating & Drinking Establishments	See Table 142-05F			
Public assembly & entertainment				
Theaters	1-3 screens: 1 per 3 seats 4+ screens: 1 per 3.3 seats Per assembly area if not fixed seats: 50.0	<u>0</u>	85% of Minimum	N/A
Health clubs	5.0 Clubs with Courts: 1 additional space per the maximum number of authorized players (Amateur Athletic Union) per court	<u>0</u>	85% of Minimum	N/A
Swimming pools	Commercial: 1 per 100 sq. ft. of pool surface area Community: 1 per 175 sq. ft. of pool surface area	<u>0</u>	85% of Minimum	N/A
All other assembly and entertainment	10 per 1,000 square feet of assembly area <u>1 per 3 seats or 1 per 60 inches of bench or pew seating, whichever is greater; or 30 per 1,000 square feet of assembly area if seating is not fixed</u>	<u>85% Minimum</u>	85% of Minimum ⁽⁷⁾	N/A

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (<i>Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking</i>)			
	Required Automobile Parking Spaces⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁸⁾	Minimum Required Within a Transit Area or <u>Transit Priority Area</u> ⁽²⁾	Maximum Permitted
Visitor accommodations	1 per <i>guest room</i> Conference Area: 10.0	<u>0</u>	1 per <i>guest room</i> Conference Area: 10.0	N/A
Separately Regulated Uses				
Child Care Centers	1 per staff	<u>85% of Minimum</u>	85% of Minimum	N/A
Funeral parlors & Mortuaries	1 per 3 seats; 30.0 for assembly area if no fixed seats	<u>85% of Minimum</u>	85% of minimum	N/A
Private clubs, lodges, fraternal organizations (except fraternities and sororities)	1 per <i>guest room</i> , or 2.5, whichever is greater ⁽³⁾	<u>0</u>	85% of Minimum	N/A
Single room occupancy hotels (For <i>SRO Hotels</i> that meet the criteria for affordable housing <i>dwelling units</i> stated in Section 142.0527, see Section 142.0527 for parking requirements)	1 per room	<u>0</u>	0.5 per room	N/A
Veterinary clinics & hospitals	2.5	<u>2.1</u>	2.1	N/A
Offices⁽⁴⁾				
Business & professional/ Government/ Regional & corporate headquarters (except in IS Zone)	3.3	<u>0</u>	2.9	5.0
Medical, dental, & health practitioners (except in IS Zone)	4.0	<u>0</u>	3.5	6.0
All office uses in the IS Zone	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	5.0

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards <u>Parking Standards Transit Priority Area</u>	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁸⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Vehicle & Vehicular Equipment Sales & Service				
Automobile service stations	2 per Station; with Maintenance Facility, 3 per Station Plus 1 per Service Bay Retail Sales: 3.0	<u>85% of Minimum</u>	85% of Minimum	N/A
Vehicle repair & maintenance	5.0	<u>4.3</u>	4.3	N/A
Vehicle sales & rentals	1 per each 10 display cars	<u>85% of Minimum</u>	85% of Minimum	N/A
Distribution and Storage⁽⁴⁾				
All distribution and storage uses	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	4.0
Self Storage Facilities	1.0 space/10,000 sq ft plus 3.3 space per 1,000 square foot of accessory office space	<u>0</u>	N/A	N/A
Industrial				
Heavy Manufacturing (except in IS Zone)	1.5 ⁽⁶⁾	<u>1.5⁽⁶⁾</u>	1.5 ⁽⁶⁾	4.0
Light manufacturing (except in IS Zone)	2.5 ⁽⁶⁾	<u>2.1⁽⁶⁾</u>	2.1 ⁽⁶⁾	4.0
Research & development (except in IS Zone)	2.5	<u>0</u>	2.1	4.0
All industrial uses in the IS Zone	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	4.0

Footnotes for Table 142-05G

¹ [No change in text.]

² ~~Transit Area or Transit Priority Area.~~ The transit area or transit priority area minimum parking ratios apply in the Transit Area Overlay Zone (Chapter 13, Article 2, Division 10), ~~transit priority areas~~, and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).

³ through ⁷ [No change in text.]

⁸ The parking standards transit priority area parking ratio apply to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other

applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

- (d) [No change in text.]
- (e) Bicycle Parking Spaces and Facilities
 - (1) Short-Term Bicycle Parking Spaces
 - (A) Short-term bicycle parking spaces are intended for use by visitors and shall be calculated based on the total number of automobile parking spaces ~~required~~ provided for the *premises*. Unless exempt under Section 142.0530(e)(1)(D), short-term bicycle parking spaces are required for non-residential *development*. The minimum number of required short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building *floor* area, excluding *floor* area devoted to parking; or 5% of the ~~required~~ provided automobile parking space minimum, whichever is greater.
 - (B) through (D) [No change in text.]
 - (2) Long-Term Bicycle Parking Spaces and Facilities
 - (A) Long-term bicycle parking spaces are intended for use by employees and shall be required for non-residential *development* at a rate of 5% of the ~~required~~ provided automobile parking for any *premises* with more than ten full-time employees, unless exempt under Section 142.0530(e)(2)(D). The minimum number of required long-term bicycle parking spaces is one.

(B) through (D) [No change in text.]

(f) [No change in text.]

(g) Motorcycle Parking. Motorcycle parking shall be provided at a ratio of 2 percent of the ~~minimum~~ number of automobile parking spaces ~~required~~ provided or two spaces, whichever is greater.

(h) [No change in text.]

§142.0531 **Parking Standards Transit Priority Area Regulations for Non-Residential Uses**

(a) Table 142-05E establishes the ratio of required parking spaces to building floor area within a parking standards transit priority area in the commercial zones, industrial zones, mixed-use zones, and planned districts shown.

(b) Table 142-05F establishes the required ratio of parking spaces to building floor area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a premises.

(c) Where no off-street parking spaces are provided on a premises in a parking standards transit priority area:

(1) The non-residential development shall provide a passenger drop-off and loading zone within 200 feet from the development's main accessible entrance. The passenger drop-off and loading zone shall comply with The City of San Diego Standard Drawings Public Works Construction. In addition, the non-residential development shall also provide an accessible route within the boundaries of the

site, from the accessible main entrance of the non-residential development to the drop-off and passenger loading zone, pursuant to the California Building Standards Code.

- (2) The non-residential development shall provide an on-street accessible space along the street frontage, unless existing accessible on-street parking spaces within the block perimeter are within a ratio of 1 accessible space for every 25 standard spaces. The accessible on-street parking spaces shall comply with the City of San Diego Standard Drawings for Public Works Construction. In addition, the non-residential development shall provide an accessible route within the boundaries of the site, from the main accessible entrance of the non-residential development to the designated accessible on-street parking space, pursuant to the California Building Standards Code.

- (d) Where off-street parking spaces are provided on a premises in a parking standards transit priority area, a premises with 11 to 25 off-street parking spaces must provide at least 2 accessible off-street parking spaces

§142.0545 Shared Parking Requirements

- (a) through (c) [No change in text.]

**Table 142-05I
Parking Ratios for Shared Parking**

Use	Peak Parking Demand (Ratio of spaces per 1,000 square feet of <i>floor</i> area unless otherwise noted. <i>Floor</i> area includes gross <i>floor</i> area plus below grade <i>floor</i> area and excludes <i>floor</i> area devoted to parking)	Transit Area or Transit Priority Area⁽¹⁾
Office (except medical office)		
Weekday	3.3	2.8
Saturday	0.5	0.5
Medical office		
Weekday	4.0	3.4
Saturday	0.5	0.5
Retail sales	5.0	4.3
Eating & drinking establishment	15.0	12.8
Cinema 1-3 screens	1 space per 3 seats	.85 spaces per 3 seats
4 or more screens	1 space per 3.3 seats	.85 spaces per 3.3 seats
Visitor accommodations through Multiple Dwelling Units	1 space per <i>guest room</i>	1 space per <i>guest room</i>
Conference room	10.0	10.0
Multiple dwelling units	(see Section 142.0525)	<u>(see Section 142.0525)</u>

Footnote for Table 142-05I

- 1 ~~Transit Area or Transit Priority Area~~. The ~~transit area or transit priority area~~ peak parking demand applies in the ~~Transit Area~~ Overlay Zone (see Chapter 13, Article 2, Division 10) ~~or transit priority areas~~.

(d) [No change in text.]

**Table 142-05J
Representative Hourly Accumulation by Percentage of Peak Hour**

[No change in text.]

§152.0102 Applicable Regulations

Where not otherwise specified in the Barrio Logan Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7 (Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and the Barrio Logan Planned District Ordinance, the Planned District Ordinance shall apply, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area*, parking ratio shall apply. Where there is a conflict between the provisions of the Barrio Logan Planned District Ordinance and the goals and objectives of the Barrio Logan Redevelopment Plan (Ordinance No. O17644 (New Series)), the provisions of the Redevelopment Plan shall apply.

§153.0103 Applicable Regulations

Where not otherwise specified or inconsistent with the Carmel Valley Planned District Ordinance, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7 (Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and the Carmel Valley Planned District Ordinance, the Planned District Ordinance applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply.

§154.0103 Applicable Regulations

Where not otherwise specified by the Cass Street Commercial Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7 (Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and this Planned District, the Cass Street Commercial Planned District applies, except as it relates to parking standards transit priority area , in which case the parking standards transit priority area parking ratio shall apply.

§155.0252 Additional General Development Regulations

The following additional general *development* regulations apply in the Central Urbanized Planned District:

- (a) Parking.

**Table 155-02E
Parking Ratios for Retail Sales, Commercial Services, Mixed-Use Development,
and Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted ⁽³⁾ (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)				
	Required Automobile Parking Spaces				Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area <u>or</u> Outside a Parking Standards Transit Priority Area	<u>Minimum Required within a Parking Standards Transit Priority Area</u> ⁽⁴⁾	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones					
Central Urbanized PDO	2.5	<u>0</u>	2.1	6.5	0.1

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Footnotes for Table 155-02E

- (1) through (3) [No change in text.]
- (4) Parking standards transit priority area. The parking standards transit priority area parking ratio applies to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other applicable parking ratio.

§156.0313 Parking, Loading, Traffic and Transportation Demand Management Standards

- (a) [No change in text.]

**TABLE 156-0313-A
RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS**

[No change in text.]

- (1) through (3) [No change in text.]
- (b) Non-Residential *Off-Street Parking Space* and Loading Bay Requirements
~~The parking requirements in Table 156-0313-B and Section 156.0313(b)~~
shall apply to non-residential uses.

**TABLE 156-0313-B
NON-RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS**

Use Category	Minimum		Notes
Office	1.5 spaces per 1,000 square feet		<i>Development containing less than 50,000 square feet of office space is exempt.</i>
Commercial/Retail	1 space per 1,000 square feet		<i>Development containing less than 30,000 square feet of commercial/retail space is exempt.</i>
Warehouse & Storage	1 space per 10,000 square feet		
Hotel	0.3 spaces per room		<i>Development containing less than 100 guest rooms is exempt.</i>
Single-Room Occupancy Units	Market rate unit	0.5 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	

- (1) ~~Motorcycle and Bicycle Parking. One motorcycle parking space and one bicycle parking space shall be provided for every twenty required vehicle spaces. There shall be no requirements for the provision of parking or loading areas for non-residential uses.~~
- (2) ~~Off-Street Loading. If parking is provided, then one motorcycle parking space shall be provided for every twenty vehicle spaces.~~
- (A) ~~For development containing 30,000 to 100,000 square feet of commercial space, one off-street loading bay shall be provided that shall be a minimum of 30 feet deep, 14 feet wide, and 14 feet tall (measured from the inside walls).~~

~~Small lots of 5,000 square feet or less in size shall be exempt.~~

- (3) ~~Small Lot Commercial Development—commercial development on lots—of 15,000 square feet or less shall be exempt from parking requirements~~ Bicycle parking shall be provided in accordance with Chapter 14, Article 2, Division 5 of the Land Development Code.
- (4) ~~An alternative parking design for a commercial *development* may be approved for a parking area exclusively serviced by a valet parking program, subject to approval by the City Manager. The parking operation design and valet requirements shall be documented in a recorded agreement subject to approval, as to form, by the City Attorney.~~
- (B) ~~For *developments* containing over 100,000 square feet of commercial space:~~
- (i) ~~One off-*street* loading bay shall be provided, with the bay measuring a minimum of 35 feet deep, 14 feet wide, and 14 feet tall;~~
 - (ii) ~~Loading bays shall provide direct access into the internal circulation system of the *development*;~~
 - (iii) ~~Loading bays shall share the parking access driveway, unless separate driveways better facilitate~~

access to the loading and parking areas and decrease potential traffic conflicts; and

(iv) Loading bay location shall not create traffic conflicts.

(c) [No change in text.]

**TABLE 156-0313-C
NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS**

Use Category	Minimum		Maximum		Notes
<i>Dwelling units including Permanent Supportive Housing</i>	0		1 space per <i>dwelling unit</i>		
<i>Living Units & Single Room Occupancy Hotel Rooms</i>	Market rate unit	0	Market rate unit	0.5 spaces per unit	Maximum parking shall be based on the occupancy or rent restriction applied to the specific unit.
	50% AMI	0	50% AMI	0.2 spaces per unit	
	At or below 40% AMI	0	At or below 40% AMI	0	
<i>Group Living</i>	0		0.1 spaces per room		
<i>Live/Work or Shopkeeper Unit</i>	0		1 space per unit		
<i>Residential Care Facilities</i>	0		1 space per every ten beds		
<i>Transitional Housing Facilities</i>	0		1 space per every 6 beds and 1 space per on-site employee		
Office	2 spaces per 1,000 square feet <u>0</u>				
Hotel	0.5 spaces per room <u>0</u>				
Warehouse & Storage	1 space per 10,000 square feet <u>0</u>				
Retail	2.5 spaces per 1,000 square feet <u>0</u>				
Restaurant	5.0 spaces per 1,000 square feet <u>0</u>				

(d) through (n) [No change in text.]

**TABLE 156-0313-D:
TRANSPORTATION DEMAND MANAGEMENT (TDM)**

[No change in text.]

§1516.0104 Applicable Regulations

Unless otherwise specified in this Division, the following provisions of the Land Development Code apply in the Planned District:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between these provisions of the Land Development Code and this Division, this Division applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area, parking ratio shall apply*.

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