

Parking Standards

A Intent

This chapter establishes standards for motor vehicle and bicycle parking, on-site circulation, on-site loading areas and parking lot design.

B Vehicle Parking Standards

- 1 Required off-street parking areas are to be used for parking only. Automobile sales, storage, and other uses are prohibited with the exception of temporary and/or seasonal uses which must receive administrative approval.
- 2 Required parking spaces may not be assigned and shall be available on a first come first served basis, unless approved by the Commission. In such cases, the number of parking spaces shall be increased by twenty percent of the number of assigned spaces.
- 3 The number of required parking spaces is based on the primary use of the site. Any fraction will be rounded up.
 - a) The Planning Director shall determine the required parking for uses not listed in Table 1.
 - b) Maximum Parking: Off street parking spaces shall not exceed 1.75 times amount required in Table 1 if the required number is 20 or less; and 1.5 times the amount where more than 20 parking spaces are required. Parking maximums do not apply to single family residential properties.

TABLE 1

Use Categories	Use	Spaces			
		General	Existing P-1 Parking District	Existing P-2 Parking District	Existing P-3 Parking District
<u>Residential Categories</u>					
	Single-Family/ Duplex/Condominium	2 per dwelling unit	0	1 per dwelling unit	2 per dwelling unit
	Multi-family	1.5 per dwelling unit + one guest space per 10 units	0	0.8 per dwelling unit	1 per dwelling unit
	Fraternity / Sorority	1 per occupant	0	0.5 per occupant	0.75 per occupant
	Half Way House	1 per 4 occupants	0	0.5 per every 4 occupant	0.75 per 4 occupants
	Retirement Center	0.5 per dwelling unit	0	0.25 per dwelling unit	0.5 per dwelling unit
<u>Commercial Categories</u>					

<u>Retail Use and Service</u>	General Retail	1 per 300 sq. ft. floor area	0	0.33 per 300 sq. ft. floor area	0.5 per 300 sq. ft. floor area
	Bulk Retail (Furniture, Appliances, etc.)	1 per 600 sq. ft. floor area	0	0.5 per 600 sq. ft. floor area	0.75 per 600 sq. ft. floor area
	Restaurant or Bar	1 per 250 sq. ft. floor area	0	0.45 per 250 sq. ft. floor area	0.66 per 250 sq. ft. floor area
	Personal Service	1 per 350 sq. ft. floor area	0	0.5 per 350 sq. ft. floor area	0.8 per 350 sq. ft. floor area
	Hotels and Rooming Houses	1 per guest room	0	0.56 per room	0.8 per room
	Daycare	1 per 10 children plus 1 per employee	0	1 per 6 children	1 per 8 children
	<u>Indoor Recreation Facility</u>	Dance Hall/Skating Rink	1 per 100 sq. ft. floor area	0	1 per 100 sq. ft. floor area
	Bowling Alley	3 per lane plus 1 per 250 sq. ft. restaurant / bar area	0	1 per lane plus 0.45 per 250 sq. ft. restaurant / bar area	2 per lane plus 0.66 per 250 sq. ft. restaurant / bar area
	Health Club, Lodge Hall	1 per 250 sq. ft. floor area	0	1 per 250 sq. ft. gross floor area	1 per 250 sq. ft. floor area
	Theater	0.25 per seat	0	0.14 per seat	.20 per seat
<u>Office</u>	General Office	1 per 300 sq. ft. floor area	0	1stflr- 0.66 per 300 sq. ft. floor area 2ndflr- 0.25 per 300 sq. ft. floor area	1stflr - 0.8 per 300 sq. ft. floor area 2ndflr- 0.5 per 300 sq. ft. floor area
	Medical/Dental/Veterinary Office	1 per 300 sq. ft. floor area	0	1stflr- 0.66 per 300 sq. ft. floor area 2ndflr- 0.25 per 300 sq. ft. floor area	1stflr - 0.8 per 300 sq. ft. floor area 2ndflr- 0.5 per 300 sq. ft. floor area
<u>Auto repair</u>	Quick Vehicle Service	1 per 500 sq. ft. floor area	0	0.5 per 500 sq. ft. floor area	0.75 per 500 sq. ft. floor area
	Vehicle Repair	1 per 900 sq. ft. floor area	0	0.5 per 900 sq. ft. floor area	0.75 per 900 sq. ft. floor area
<u>Storage</u>	Self-Service Storage	4 per campus	0	2	3
<u>Recreation</u>	Major Event Entertainment	1 per 4 seats	0	1 per 8 seats	1 per 6 seats
	Commercial Outdoor Recreation	20 spaces per acre	0	10 spaces per acre	15 spaces per acre
	Golf Course	4 per hole plus 1 per 250 square feet of restaurant and bar	0	4 per hole plus 1 per 250 square	4 per hole plus 1 per 250 square feet of

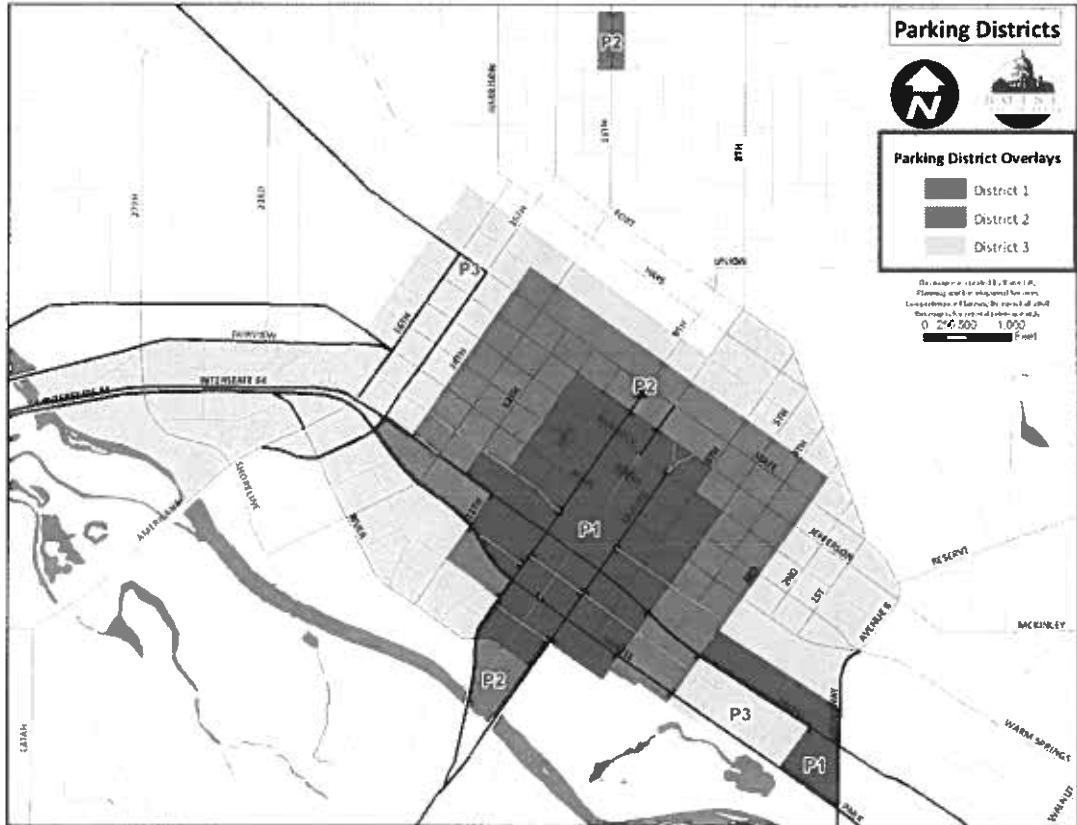
				feet of restaurant and bar	restaurant and bar
<u>Industrial Categories</u>					
Industrial	General Manufacturing	1 per 750 sq. ft. floor area	0	0.5 per 750 sq. ft. floor area	0.75 per 750 sq. ft. floor area
	Warehouse and Freight Movement	1 per 2,000 sq. ft. floor area	0	0.5 per 2,000 sq. ft. floor area	0.75 per 2,000 sq. ft. floor area
	Wholesale Business	1 per 2,000 sq. ft. floor area	0	0.5 per 2,000 sq. ft. floor area	0.75 per 2,000 sq. ft. floor area
<u>Institutional Categories</u>					
Schools	Grade, Elementary, Middle, Junior	1 per classroom plus 1 per employee	0	1 per classroom	1 per classroom
	High School	7 per classroom plus 1 per employee	0	7 per classroom	7 per classroom
Hospitals	Medical Center	1 per bed	0	0.66 per bed	0.8 per bed
	Nursing Home	0.25 per bed	0	0.20 per bed	0.25 per bed
	Group Home				
Higher Education	Colleges	0.3 per faculty member plus 0.8 per full time student	0	0.3 per faculty member plus 0.8 per full time student	0.3 per faculty member plus 0.8 per full time student
	Commercial Classrooms	1 per 3 students	0	1 per 3 students	1 per 3 students
Religious Institutions		1 per 5 seats	0	1 per 3 seats	1 per 4 seats
Libraries, Museums		1 per 400 sq. ft. floor area	0	1 per 400 sq. ft. floor area	1 per 400 sq. ft. floor area

* All calculations are based upon gross floor area

- 4 Shared parking standards for the joint use of parking areas.
 - a) Maximum distance from main entrance to parking: 600 feet for patrons; 1,500 feet for employee parking.
 - b) An application for shared parking shall include the following:
 - (1) A detailed site plan identifying the proposed parking counts and distance of the parking from the site utilizing traditional walking patterns.
 - (2) A parking study demonstrating sufficient off-street parking for all land uses.
 - (3) A shared parking agreement for joint use of off-street parking facilities.

- c) Notification should be provided to users showing the distance and direction to additional parking ie directional sign, bulletins, etc.
- 5 Parking Districts
 - a) Purpose: A Parking Overlay District is established to accommodate the special needs of the downtown area.

FIGURE 1



6 Dimensional Standards / Design

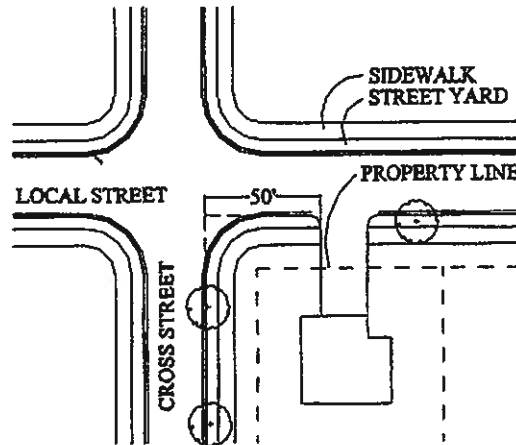
a) Ingress and Egress

- (1) All driveways shall extend into the site in a perpendicular manner.
 - i Exceptions may be approved by the Director subject to the following:
 - (i) The driveway is for access to a garage or parking area and not have a negative impact on adjacent properties and
 - (i) The driveway is required because of physical limitations of the site; or
 - (ii) The driveway will enhance the aesthetics of the site such as to preserve existing trees; or
 - (iii) The driveway is required for safety reasons such as preventing backing into a street or where there is limited visibility.

b) Residential

- (1) Minimum width: 9 feet; maximum width 33 (when within front and street side setbacks)
- (2) Driveways accessing a public street shall be located at least 50 feet from an intersection of two public streets.

FIGURE 2

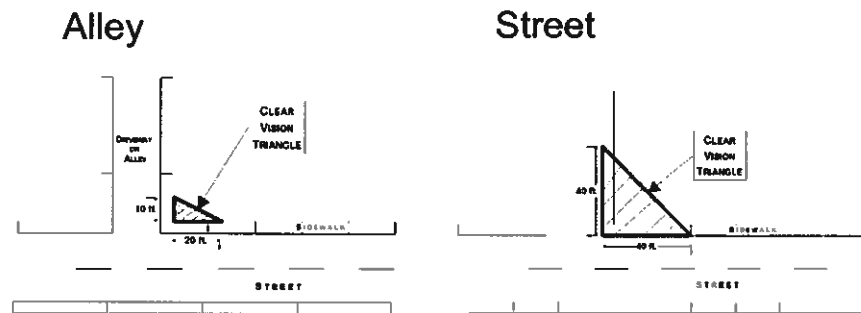


- (3) Parking shall not be located within required setbacks.
- (4) Parking must be constructed of an improved non-permeable surface.
- (5) Single-family driveways may be constructed as wheel strips with vegetation growing in the center of the strips or pavers with vegetation growing within the pavers. Wheel strips and pavers may be utilized for driveways only and not be for required parking spaces.
- (6) The minimum internal dimension for a residential two car garage is 20 feet by 20 feet.
 - i Exception: Garages on substandard lots must meet the standards established in the Substandard Lot Ordinance.
- (7) Alley access shall be used if available.
- (8) 22 feet of back up space is required, measured from the back of the parking stall to the opposite side of the service drive or alley.
 - i Exceptions:
 - (i) Alley loaded parking and parking structures may encroach into rear or interior side setbacks per the zone.
 - (ii) Open air public or private parking areas and service drives in residential zones shall be permitted in side yards that do not abut a street; provided that a five foot wide landscaping and screening area be constructed and maintained adjacent to the adjoining property line. For detached single family residential uses in the R-1A, R-1B, R-1C, R-2 and R-3 districts, landscaping and screening areas need only be three feet wide.
- (9) Tandem Parking
 - i The Director may allow tandem or stacked parking for single family residences based on the following:

- ii The tandem parking does not have a negative impact on adjacent properties; and
 - iii Tandem parking is required because of physical limitation of the site; and
 - iv The standard parking design would have a negative impact on the function and/or aesthetics of the site.
- (10) Cars, trucks, trailers, boats, boat trailers and recreational vehicles shall not be parked on:
- i Required setbacks;
 - ii Unimproved parking areas;
 - iii Areas not designed for vehicle parking;
- (11) Commercial vehicles and trailers shall not be parked, stored, or left unattended in residential districts whether on public or private property for over two hours except while engaged in pickup or delivery activities, for public utility vehicles or during construction, alteration or repair of buildings and structures or any other permitted use.
- c) Commercial
- (1) Alley access shall be used if available.
- (2) 22 feet of back up space is required, measured from the back of the parking stall to the opposite side of the service drive or alley.
- (3) Service drives shall be designed to facilitate efficient on-site circulation and to integrate with the adjoining street patterns.
- i Design:
- (i) Service drives may not land lock adjacent property or interfere with the continuity of public streets.
 - (ii) Service drives must not encourage or promote the pass through between public or private streets.
 - (iii) Service drives shall intersect a street at a 90 degree angle, unless otherwise approved by the Ada County Highway District.
 - (iv) Drive through lanes shall be at least ten feet in width.
 - (v) One way service drives shall be at least ten feet in width.
 - (vi) Two way service drives shall be at least twenty feet in width.
 - (vii) The width of a service drive at the intersection of a street shall be twenty feet for an existing or future sidewalk.
 - (viii) The width of a service drive between building appurtenances such as carport overhangs shall be at least twenty four feet.
- (4) Driveways and parking areas must be improved with a non-permeable surface such as concrete or asphalt. Alternative permeable surfaces may be approved by the Director. Gravel surfaces may be allowed in the M-1, M-2 and M-3 zones for enclosed storage yards and maintenance areas. The storage and maintenance areas must be located behind the building and be enclosed by a 6 foot high sight obscuring fence. Gravel parking must be reviewed and approved by the Boise City Fire Department and the Boise City Public Works Department to comply with Best Management Practices.

- (5) The length of a parking stall may be reduced to 18 feet when the adjacent sidewalk or landscaping is increased by two feet over the minimum requirement. The minimum width for a sidewalk adjacent to a bumper overhang is six feet and the minimum width for a landscape strip adjacent to a bumper overhang is seven feet.
- (6) Landscaping within parking areas shall comply with the Boise City Landscape Ordinance.
- (7) A clear vision triangle shall be observed in regard to all visual barriers including vegetation (except deciduous trees pruned at least 8 ft. in height above the sidewalk and 14 feet above the roadway) signs, fences or other sight obstructions exceeding three feet in height.

FIGURE 3



- (8) Lighting in parking or vehicle sales areas may not shine directly on adjacent residential uses.

FIGURE 4

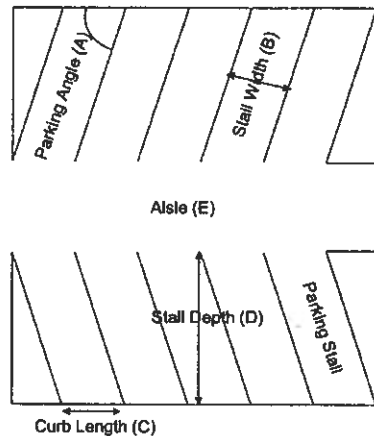


TABLE 2

Minimum Standard Parking Space and Aisle Dimensions

Angle (A)	Width (B)	Curb Length (C)	Stall Depth (D)	Aisle Width (E)*
0° (Parallel)	9'	23' 0"	9'	12'
30°	9'	18' 0"	17' 9"	12'
45 °	9'	12' 9"	20' 6"	13'
60°	9'	10' 6"	20' 10"	16'
90°	9'	9'	20'	22'

*All aisles less than 20' are considered one way.

TABLE 3

Minimum Compact Parking Space and Aisle Dimensions

Angle (A)	Width (B)	Curb Length (C)	Stall Depth (D)	Aisle Width (E)*
0° (Parallel)	7' 6"	14'	7' 6"	12'
30°	7' 6"	12' 6"	14' 6"	12'
45 °	7' 6"	10' 6"	16'	13'
60°	7' 6"	8' 9"	16' 9"	16'
90°	7' 6"	7' 6"	15'	22'

*All aisles less than 20' are considered one way.

7 ADA Standards

a) Compliance with ADA and IBC standards is required.

Accessible spaces are required according to the following table. One out of every eight accessible spaces must be van accessible.

TABLE 4

Parking Spaces	Accessible Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of the Spaces Provided
1,001 and Over	20 + 1 for each 100 over 1,000

- (1) Exceptions. Facilities providing medical care or services to individuals with mobility impairments are required to provide additional accessible spaces:
 - i Outpatient facilities shall provide accessible spaces equal to 10% of the total number of required parking spaces.
 - ii Facilities that provide services for individuals with mobility impairments shall provide accessible spaces that are equal to 20% of the number of required parking.
 - iii Valet parking facilities shall provide a passenger loading zone adjacent to an accessible route to the entrance of the facility.
- b) Van accessible spaces shall be at least eight feet in width with an accessible aisle that is also eight feet in width. Standard accessible spaces shall be at least nine feet in width with an accessible aisle that is five feet in width.
- c) Accessible parking spaces shall not contain slopes in excess of two percent and may not be accessed via steps or from adjoining pedestrian walkway.
- d) Accessible spaces shall be located closest to main entrance. When there are multiple buildings or main entrances, accessible spaces shall be distributed equally.
- e) Signage: Accessible spaces shall be clearly marked as reserved spaces.
- 8 Alternative Parking Standards
 - a) Motorcycle parking spaces shall be at least four feet wide and ten feet deep and must be clearly posted or marked.
 - b) For every 4 motorcycle spaces, the number of standard vehicle spaces may be reduced by one.
 - c) A minimum of ten feet of back up space shall be provided.
- 9 Compact
 - a) Compact parking is optional but encouraged for office, commercial, industrial, and institutional uses.
 - b) Up to 40% of the total parking spaces may be compact spaces.
 - c) The dimensions for compact spaces are found in Table 3. Compact spaces must be clearly posted or marked.

C Temporary Parking Lots

1 Temporary parking lots for non-required parking may be permitted in the M, C, L, R-3, R-O, HS, T and U zones where new building construction is planned. Temporary parking lots are prohibited in specific overlay districts (i.e. CD, C, HD)

- a) Temporary parking lots may be approved for up to two years by the Planning Staff. A bond for one hundred ten percent of the cost of removing the temporary parking lot is required. One extension of the permit may be granted by Planning staff for one year.
- b) Temporary parking lots shall be in compliance with the Boise City Comprehensive Plan.
- c) A temporary parking lot shall be located within 600 feet of the building it serves.
- d) Temporary parking lots may not be used for car sales, impound yards, storage lots, or other similar uses.
- e) There must be adequate space to accommodate parking, drives, and a general circulation pattern that complies with the standards of this chapter regarding permanent parking lots.
- f) The dimensions shall be 75' X 120' at a minimum.
- g) Direct access to a public street shall be a minimum of 20-feet wide.
- h) The parking lot shall be compatible with surrounding uses.
- i) Mature landscaping shall not be displaced by the parking lot.
- j) A detailed grading and drainage plan shall be submitted for review and approval by the Ada County Highway District and the Boise City Public Works Department.
- k) Temporary parking lots shall include:
 - (1) Gravel surfacing with a written maintenance plan for dust control.
 - (2) Perimeter site obscuring fencing and landscaping along side and rear property lines that coincide with a residential use. Landscaping is required along street frontages.
 - (3) Wheel stops marking parking spaces.
 - (4) A landscaped area of five percent of the total lot area.
 - (5) A temporary irrigation system.

2 Structured Parking Lots

- a) Dimensions:
 - (1) Dimensions shall be consistent commercial parking lots.
 - (2) Structural columns may encroach up to six inches into parking stalls.

D Bicycle

- 1 One bicycle parking space is required for every ten required vehicle spaces. A minimum of one space shall be provided. Fractions will be rounded up. If more than ten bicycle parking spaces are required, 25% of the required bicycle parking spaces shall be covered.

- 2 Bicycle parking spaces shall be a minimum of six feet long and two and a half feet wide and have an overhead clearance of seven feet if covered. A five foot wide aisle is required between rows of bicycle parking spaces or nearby walls. Stationary racks shall be located on improved non-permeable surfaces and anchored to the ground.
- 3 Bicycle parking spaces shall not be located within the required setbacks. Spaces must be located within 50 feet from the main entrance of the building.

E Parking Reduction and Waivers

- 1 The Commission or Director may allow reductions in required parking as follows:
 - a) Parking reductions for residential uses
 - (1) Up to 10% of the required parking may be reduced by the Planning Director.
 - (2) A reduction of greater than 10% requires a Conditional Use permit.
 - 2 Parking reductions for office, commercial and industrial uses.
 - a) When the building size is 5,000 square feet or less, the Director may authorize the reduction. Otherwise, a conditional use permit is required.
 - 3 An application for a reduction of parking shall include the following:
 - a) A parking study that includes a survey of persons using and working on the premises.
 - b) List and schedule of major parking events.
 - c) A detailed site plan with a parking counts.
 - d) A description of available public transit services.
 - e) Available on-street parking.
 - 4 A CUP is required to exceed the maximum number parking spaces.
 - a) In addition to the standard CUP findings, the following findings shall be made:
 - (1) The extra parking spaces are required to reduce adverse impacts to the surrounding neighborhood; and
 - (2) The extra parking is required due to unique characteristics of the use.

F Loading Zone

- 1 Loading spaces are not required for buildings under 20,000 square feet in gross floor area.
 - a) Buildings between 20,000 and 50,000 square feet shall provide one loading space. Buildings greater than 50,000 square feet shall provide two loading spaces.
 - b) Loading areas must comply with the setback and landscape requirements. Loading areas shall not be orientated toward residential uses or zones and shall not be permitted along the front façade of a building.
 - c) Loading spaces shall be at least 35 feet long, 10 feet wide and have 13 feet of clearance. Loading areas must be clearly posted or marked.