

**Topic:** Transportation & Land Use Planning;  
Parking  
**Resource Type:** Regulations  
**State:** California  
**Jurisdiction Type:** Municipal  
**Municipality:** City of San Jose  
**Year (adopted, written, etc.):** 2006  
**Community Type – applicable to:** Urban; Suburban  
**Title:** City of San Jose Amendments to Zoning  
Code to Reduce Parking Requirements  
**Document Last Updated in Database:** November 14, 2016

### ***Abstract***

This ordinance amends Chapter 20.90 of the City of San Jose Zoning Code to reduce parking requirements for specific ground floor uses on properties designated with the Neighborhood Business District General Plan overlay, and to reduce parking requirements for ministorage uses citywide.

### ***Resource***

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING SECTIONS 20.90.060 AND 20.90.220 OF CHAPTER 20.90 OF TITLE 20 OF THE SAN JOSE MUNICIPAL CODE TO REDUCE PARKING REQUIREMENTS FOR SPECIFIC GROUND FLOOR COMMERCIAL USES WITHIN NEIGHBORHOOD BUSINESS DISTRICTS, TO REDUCE PARKING REQUIREMENTS FOR CERTAIN MINIWAREHOUSES/MINISTORAGE USES CITYWIDE, AND MAKING MINOR, TECHNICAL OR CLERICAL CORRECTIONS TO EXISTING MUNICIPAL CODE LANGUAGE

WHEREAS, a Negative Declaration was prepared for this proposed Ordinance pursuant to Chapter 21.12 of Title 21 of the San José Municipal Code, under File No. PP06-172, and said Negative Declaration became final on December 6, 2006.

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

SECTION 1. Section 20.90.060 of Chapter 20.90 of Title 20 of the San José Municipal Code is hereby amended to read in its entirety as follows:

## 20.90.060 Number of Parking Spaces Required

A. Each land use shall provide, on site, at least the minimum number of parking spaces required by Table 20-190, unless a modification has been granted pursuant to Section 20.90.220 or 20.90.230.

B. All required parking shall be made available to residents, patrons and employees of a use on the site.

C. All parking spaces shall be standard size spaces as set forth in Section 20.90.100. Alternatively, a Development Permit may:

1. Authorize all off-street parking spaces to be uniform-size car spaces, as set forth in Section 20.90.100; or

2. Allow up to forty (40) percent of the off-street parking spaces to be small carspaces as set forth in Section 20.90.100. The remainder of the required offstreet parking spaces shall be standard car space as defined in Section 20. 90.100.

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D. If the number of off-street parking spaces hereinafter required contains a fraction, such number shall be rounded to the nearest higher whole number.

E. Whenever alternative units of measurement are specified in Tables 20-190, 20-200 or 20-210 for computing 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.

F. The minimum number of 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 off-street parking requirements are not specified at all, the requirements for the most nearly similar use for which off-street parking requirements are specified shall apply.

G. When two or more uses are located in the same lot or parcel of land or within the same building, the number of 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.

Table 20-190

Parking Spaces Required by Land Use  
Use Minimum Parking Required Applicable Sections  
Agriculture and Resource Uses

Agriculture and Resource Uses 1 per employee

Drive-Through Uses

Drive-through in conjunction with any use no additional parking required

Education and Training

Day care center 1 per 6 children, up to 5 spaces and thereafter 1 per 10 children (includes employee parking)

Instructional studios 1 per 150 sq. ft. of floor area

Private Instruction, personal enrichment 1 per 3 students, plus 1 per staff

School- elementary (K-8) (Private and Public) 1 per teacher, plus 1 per employee

School- secondary (9-12) (Private and Public)

1 per teacher, plus 1 per employee, plus 1 per 5 students

School, post secondary 1 per 3 students, plus 1

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Table 20-190

Parking Spaces Required by Land Use

Use Minimum Parking Required Applicable Sections per staff

School, trade and vocational 1 per 3 students, plus 1 per staff

Entertainment and Recreation

Arcade, amusement 1 per 200 sq. ft of floor area

Batting Cages 1 per station, plus 1 per employee

Bowling establishment 7 per lane

Dancehall 1 per 40 sq. ft. open to public

Driving range 1 per tee, plus 1 per employee

Golf course 8 per golf hole, plus 1 per employee

Health club, gymnasium 1 per 80 sq. ft. recreational space

Miniature golf 1.25 per tee, plus 1 per employee

Performing arts production per rehearsal space 1 per 150 sq. ft. of floor area

Poolroom 1 per 200 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

Recreation, Commercial (indoor) 1 per 80 sq. ft. of recreational area

Recreation, Commercial (outdoor) 20 per acre of site  
Skating rink 1 per 50 sq. ft. of floor area  
Swim and tennis club 1 per 500 sq. ft. of recreation area

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Table 20-190  
Parking Spaces Required by Land Use  
Use Minimum Parking Required Applicable Sections

Motion picture theatre, indoor 1 per 3 seats in theaters with 1-3 screens; 1 per 3.3 seats with 4+ screens  
Motion picture theatre, outdoor 1 per 300 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

Food Services

Banquet facility 1 per 2.5 seats or 1 per 40 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

Caterer w/no public interface 1 per 250 sq. ft.  
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

Entertainment (with any food or alcohol service) 1 per 40 sq. ft. of area open to the public

Note 3

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

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

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Table 20-190

Parking Spaces Required by Land Use

Use Minimum Parking Required Applicable Sections

General Retail

Alcohol, off-site sales 1 per 200 sq. ft. of floor area

Note 3 and Part 11, Chapter 20.80

Auction house 1 per 2 seats, or 1 per 50 sq. ft. of auction area exclusive of warehouse area

Food, beverage, groceries 1 per 200 sq. ft. of floor area

Note 3

Plant nursery 1 per 200 sq. ft. of floor area

Open air sales establishments and areas

1 per 200 sq. ft. of floor area

Outdoor vending 3 parking spaces Part 10, Chapter 20.80

Pawn shop/broker 1 per 200 sq. ft. of floor area

Retail or wholesale commercial entity, single occupant greater than 100,000 gross square feet 1 per 200 sq. ft. of floor area

Retail sales, goods and merchandise 1 per 200 sq. ft. of floor area

Note 3

Retail sales of furniture 1 per 250 sq. ft. of floor area

Note 3

Sales, appliances, industrial equipment, and machinery 1 per 1000 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

## General Services

Bed and Breakfast 2 spaces, plus 1 per guest room, plus 1 per employee

Crematory 1 per full-time employee

Dry cleaner 1 per 200 sq. ft. of floor area

Hotel/motel 1 per guest room or suite, Section

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## Table 20-190

Parking Spaces Required by Land Use

Use Minimum Parking

Required Applicable Sections plus 1 per employee

20.90.220(C)

Laundromat 1 per 200 sq. ft. of floor area

Maintenance and repair, small consumer goods 1 per 200 sq. ft. of floor area

Messenger services 1 per 200 sq. ft. of floor area, plus 1 per company vehicle

Mortuary and funeral services 1 per 4 seats, plus 1 per company vehicle

Personal services 1 per 200 sq. ft. of floor area

## Note 3

Photo processing and developing 1 per 200 sq. ft.

Printing and publishing Minimum 1 per 350 sq. ft. of floor area, maximum 5% over minimum required.

Social Service Agency 1 per 250 sq. ft. of floor area

## Health and Veterinary Services

Animal boarding, indoor 1 per employee, plus 1 per 1,000 sq. ft. of floor area

Animal grooming 1 per 200 sq. ft. of floor area

Emergency Ambulance Station 1 per employee, plus 1 per on-site staff, plus 1 per facility vehicle

Hospital per in-patient facility 1 per 2.5 beds

Medical clinic/out-patient facility 1 per 250 sq. ft. of floor area

Medical, dental and health practitioner 1 per 250 sq. ft. of floor area

Veterinary clinic 1 per 250 sq. ft. of floor area

## Industry

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

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#### Table 20-190 Parking Spaces Required by Land Use

Use Minimum Parking

Required Applicable Sections warehouse and distribution area

Commercial Support 1 per 350 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 Distribution facility (cont.) 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

Establishment for the repair, cleaning of household, commercial or industrial equipment or products 1 per 350 sq. ft. of floor area

Hazardous materials storage 1 per employee plus 1 per company vehicle

Hazardous waste facility 1 per employee plus 1 per company vehicle

Industrial Services 1 per 350 sq. ft. of floor area

Junkyard 1 per employee

Laboratory 1 per 350 sq. ft. of floor area

Manufacturing and Assembly, Light, Medium, Heavy 1 per 350 sq. ft. of floor area plus 1 per company vehicle

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Miniwarehouse/ministorage 1 per 5,000 sq. ft. of floor area, plus 1 per resident manager

Note 4

Outdoor storage 1 per employee

Private power generation 1 per employee plus 1 per company vehicle

Research and Development 1 per 350 sq. ft. of floor

Area Stockyard, including slaughter 1 per employee

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  
Wholesale sale establishment 1 per 2,000 sq. ft. of floor area, plus 1 per company vehicle

#### Offices and Financial Services

Automatic Teller Machine (Free standing) 2 per machine  
Business support 1 per 200 sq. ft. of floor area plus 1 per company vehicle  
Financial institution 1 per 250 sq. ft. of floor area  
Offices, business and administrative 1 per 250 sq. ft. of floor area  
Private security 1 per 250 sq. ft. of floor area office space, plus 1 per employee, plus 1 per company vehicle

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#### Public, Quasi-Public and Assembly Uses

Cemetery 1 per full-time employee  
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.  
Community television antenna systems 1 per company vehicle  
Museums and libraries (Privately and publicly operated) 1 per 300 sq. ft. of area open to the public  
Parks and playgrounds 1 per 500 sq. ft.  
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  
Utility facilities, excluding corporation yards, storage or repair yards and warehouses 1 per 1.5 employees, plus 1 per company vehicle

#### Recycling Uses

Processing facility 1 per employee of the largest shift, plus 1 per facility vehicle  
Transfer facility 1 per employee of the largest shift, plus 1 per facility vehicle  
Small collection facility 1 per attendant

#### Residential

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)

Guesthouse



1 per guest room, plus 1 per each employee

Live/Work

No additional parking required above what is required for commercial use parking

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Living quarters, custodian, caretakers 1 per living unit

Mixed Use/Ground floor commercial with residential above

Respective commercial and residential parking requirements combined

Multiple dwelling See Table 20-210, required parking is determined by the type of parking facility and the number of bedrooms

One family dwelling 2 covered Note 5 and

Section 20.90.220(B)

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)

Servants quarters attached to a one family dwelling or attached to a garage structure

1 additional parking space

SRO Facilities within 2,000 ft. of public transportation

SRO Residential Hotels

SRO Living Unit Facilities with shared kitchen and bathroom facilities

SRO Living Unit Facilities with partial or full kitchen and bathroom facilities

.25 per SRO unit

.25 per SRO unit

1 per SRO unit

SRO Facilities not within 2,000 ft. of public transportation

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

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Temporary farm labor camp necessary to the gathering of crops grown on the site 1 per dwelling unit

Travel Trailer Parks 1 per employee Two family dwelling See Table 20-200, required parking is determined by the type of parking facility and the number of bedrooms

#### Transportation and Utilities

Common carrier depot 1 per employee, plus 1 per company vehicle

Communication service exchange 1 per 250 sq. ft. of office/meeting/technician work space, plus 1 per employee, plus 1 per 1000 sq. ft. of space devoted to computer equipment space

Television and radio studio 1 per 250 sq. ft. of space devoted to office use

Wireless communication antenna 1 per site

#### Vehicle Related Uses

Accessory installation, passenger vehicles and pick-up trucks 4 per vehicle work station, plus 1 per employee

Auto broker, retail w/on-site storage See Vehicle sales and leasing

Auto broker, wholesale, no on-site storage 1 per 250 sq. ft. of floor area

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

Gas or charge station 1 per employee, plus 1 per air and water pump service area, plus 1 space for information stop

Gas or charge station with incidental service and repair 4 per grease rack or vehicle work station, plus 1 per employee, plus 1

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Glass sales, installation and tinting 4 per vehicle work station, plus 1 per employee

Repair and cleaning per detailing of vehicles 4 per grease rack or vehicle work station, plus 1 per employee

Sale or lease of vehicles

Exclusively indoors sales

1 per 350 sq. ft. enclosed showroom, 1 per 2,500 sq. ft. open area, plus 2 per service bay 1 per 200 sq. ft.

Auto rental agency 1 per 400 sq. ft. of floor area, plus 1 per rental vehicle

Sale, vehicle parts 1 per 200 sq. ft. of floor area

Tires, batteries, accessories, lube, oil change, smog check station, air conditioning 4 per grease rack or vehicle work station, plus 1 per employee

Vehicle wrecking, including sales of parts 1 per employee

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.

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Table 20-200

Two-family Dwelling

Type of Parking Facility

Living Unit Size

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

Type of Parking Facility

Living Unit Size

All Open Parking

One-Car Garage

Two-Car Garage

0 Bedroom (Studio) 1.5 1.6 2.2

1 Bedroom 1.5 1.7 2.3

2 Bedroom 1.8 2.0 2.5

3 Bedroom 2.0 2.2 2.6

Each Additional Bedroom 0.15 0.15 0.15

SECTION 2. Section 20.90.220 of Chapter 20.90 of Title 20 of the San José

Municipal Code is hereby amended to read in its entirety as follows:  
20.90.220 Reduction in Required Off-Street Parking Spaces

A. Alternative Transportation

1. A reduction in the required off-street parking spaces of up to ten percent (10%) may be authorized with a Development Permit for structures or uses located within 2,000 feet of a proposed or an existing rail station, and areas designated as neighborhood business districts in the City's General Plan. If no Development Permit is required, a development exception may authorize a reduction.

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B. One-family Dwellings

1. A reduction in the required off-street parking may be authorized with a Development Permit, or a Special Use Permit if no Development Permit is required, for one-family dwellings. The reduction may be made 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 and fifty (50) feet from the side corner 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 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 Jose 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.

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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, and indoor recreation 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.

PASSED FOR PUBLICATION of title this day of , 2006, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

VACANT:

RON GONZALES

Mayor

ATTEST:

LEE PRICE, MMC

City Clerk