

MEMORANDUM

Economic Development Department – City Manager’s Office



To: City of Milpitas Parking Task Force
From: Joseph J. Oliva III, Principal Transportation Planner
Subject: Parking Task Force Work Program Task 2 Technical Memorandums
Date: January 16, 2008

Background

On April 17, 2007, the Milpitas City Council approved the City’s Parking Task Force Work Program. The Parking Task Force Work Program identifies four major tasks including Collection of Existing Parking Data, Research of Local and National Parking Standards, Public Outreach and Preparation of a Draft Parking Section of the Zoning Ordinance. This technical memorandum will document a comparison of off-street parking standards for Milpitas, several other local jurisdictions and published national standards.

Analysis

At the direction of the Parking Task Force, City Staff prepared a comparison of off-street parking standards for 10 cities (including Milpitas). The other nine cities included San Jose, Fremont, Santa Clara, Campbell, Mountain View, San Mateo, Redwood City, Dublin and San Rafael. Land uses surveyed were Residential, Industrial, Commercial, Institutional and Public/Quasi Public. The master spreadsheet containing a comparison of all ten cities is contained in the Attachments to this memorandum.

Industrial

Industrial land uses in this section are designated M1 (Light Industrial), M2 (Heavy Industrial) and MP (Industrial Park). Typical uses in these zoning districts are Research and Development, Manufacturing and Assembly and Warehouse. Table 1 illustrates the various off-street parking requirements for the major industrial uses.

As shown on Table 1, the range of off- street parking requirements for Research and Development is between 1 parking space per 250 square feet of Gross Floor Area (GFA) in the cities of Redwood City and Campbell to one space per 500 square feet of GFA (City of San Mateo). The City of Milpitas Zoning Ordinance requires one parking space per 300 square feet of GFA.

Table 1 Industrial Parking Requirements by Jurisdiction

| Jurisdiction | Research and Development | Manufacturing and Assembly | Warehouse |
|----------------------|--|--|--|
| Fremont | 1/300 sq. ft. | 1/300 sq. ft. | 1/800 sq. ft. |
| San Jose | 1/350 sq. ft. | 1/250 sq. ft. + 1/company vehicle | 2/5,000 sq. ft. up to 25,000 sq. ft. and 1/5,000 sq. ft over 25,000 sq. ft. |
| San Mateo | 1/500 sq. ft. | 1/1000 sq. ft. + 1/250 sq. ft. office | 1/1,000 sq. ft up to 20,000 sq. ft and ¼,000 sq. ft. over 20,000 sq. ft. |
| Mountain View | 1/300 sq. ft. | 1/250 sq. ft. + 1/company vehicle | 1/500 sq. ft. + 1/company vehicle |
| Redwood City | 1/250 sq. ft. | 1/2 employees or 1/600 sq. ft. | 1/1,000 sq. ft. or 1/2 employees |
| Dublin | 1/300 sq. ft. + 1/250 sq. ft. of office +1/company vehicle | 1/400 sq. ft. + 1/250 sq. ft. office + 1/company vehicle | 1/1,000 sq. ft. |
| San Rafael | 1/500 sq. ft. of industrial +1/250 sq. ft. office | 1/500 sq. ft. | 1/500 sq. ft. |
| Campbell | 1/250 sq. ft | 1/400 sq. ft. | 1/400 sq. ft. |
| Santa Clara | 1/450 sq. ft | 1/500 sq. ft. or 1/3 employees | 1/1,000 sq. ft. or 1/3 employees |
| ITE | N/A | 1.02 /1,000 sq. ft. or 0.97/employee | 1/1.3 employees |
| Milpitas | 1/300 sq. ft. | 1/500 sq. ft. | 1/1,500 sq. ft. |

The Manufacturing and Assembly land use requirements range from one space per 250 square feet of GFA plus one space per company vehicle (City of San Jose) to one parking space per 1,000 square feet of GFA plus one space per 250 square feet of office and one space per company vehicle (City of Dublin). The Institute of Transportation Engineers *Parking Generation, 3rd Edition* average is 1.02 spaces per 1,000 square feet of GFA or 0.97 spaces per employee. The City of Milpitas Zoning Ordinance requires one space per 500 square feet of GFA.

The Warehouse land use parking requirements range from one space per 400 square feet of GFA (City of Campbell) to two spaces per 5,000 square feet of GFA up to 25,000 square feet and one space per 5,000 square feet of GFA over 25,000 square feet (City of San Jose). The ITE survey average is one parking space per 1.3 employees. The City of Milpitas Zoning Ordinance requires one parking space per 1,500 square feet of GFA.

Commercial/Retail

Commercial/retail land uses are contained in the C1 (Neighborhood Commercial), C2 (General Commercial), HS (Highway Services), TC (Town Center) and MXD (Mixed Use) zones within the City. Several sub categories fall under commercial/retail land uses. Therefore, a series of tables will be provided comparing the Milpitas Zoning Ordinance to other local jurisdictions parking standards.

Table 2A depicts a comparison of auto related uses including auto sales and service, auto service stations and full-service car washes. The auto sales and service land uses comparison yields ranges from one space per 200 square feet to one space per 450 square feet of showroom area plus additional spaces for outdoor sales area and service bays. The City of Milpitas Zoning Ordinance currently does not provide off-street parking standards for auto sales and service.

The next land use comparison was auto service stations. Most agencies parking standards are based on square footage of the building area plus number of service bays provided. The City of Milpitas Zoning Ordinance requires one parking space per 200 square feet or 3 spaces per service bay, whichever is greater.

The last auto-related uses analyzed were the full service car wash. Most jurisdictions require parking based on wash bays or wash lanes. The City of Milpitas Zoning Ordinance requires one parking space per 200 square feet of building area. The ITE Parking Generation Manual did not contain any parking data for these uses.

Table 2B illustrates a comparison of off-street parking requirements by jurisdiction for shopping center and retail land uses. As Table 2B indicates, most agencies require between 1 parking space per 200 to 250 square feet of GFA. for shopping center uses. The City of Milpitas Zoning Ordinance requires one parking space per 200 square feet of GFA. Retail sales uses have similar requirements with the lower range of one parking space per 300 square feet of GFA required by the City of Dublin. Milpitas requires one parking space per 200 square feet for the first floor and one per 300 square feet of GFA for second floors and above.

The ITE Parking Generation manual indicates ranges for shopping center and retail sales from 3 parking spaces to 4.5 parking spaces per 1,000 square feet of GFA. The ranges documented are for non-December and December rates, respectively. The shopping center land use category included restaurant and other uses in their surveys.

Table 2A Auto related use comparison by Jurisdiction

| Jurisdiction | Auto Sales & Service | Service Station | Car Wash |
|----------------------|--|--|------------------------------|
| Fremont | 5 + 1/300 sq. ft. | 5(1 per tow vehicle) | 2.5/Wash Bay |
| San Jose | 1/350 sq. ft. of enclosed showroom + 1/2500 sq. ft. of open area + 2/ service bay | 4/service bay + 1/pump + 1/employee + 1 for information stop | 1/employee + 1.5/lane |
| San Mateo | 1/400 sq. ft. of showroom + 1/1000 sq. ft. of outdoor sales | 2 + 2/service bay | 5/Wash Bay |
| Mountain View | 1/450 sq. ft. of showroom + 1/2000 sq. ft. of outdoor sales + 1/500 sq. ft. of service area + 1/300 sq. ft. of parts sales | 1/180 sq. ft. | Parking Study Required |
| Redwood City | | 1/167 square feet + 3/service bay | N/A |
| Dublin | 1/250 sq. ft. of office + 1/1000 sq. ft. of display + 1/400 sq. ft. of repair + 1/company vehicle | 1/300 sq. ft. + 2/service bay – 5 min. | 10 spaces |
| San Rafael | 1/400 sq. ft. of showroom + 1/2000 sq. ft. of outdoor sales + 3/service bay | 2/service bay + 1/250 sq. ft. of convenience area | N/A |
| Campbell | 1/employee + 1/200 sq. ft | 1/250 sq. ft. + 2/service bay | 1/250 sq. ft. + 10/Wash Lane |
| Santa Clara | 1/400 sq. ft. + ½ employees no less than 6 spaces | N/A | N/A |
| ITE | N/A | N/A | N/A |
| Milpitas | N/A | 1/200 sq. ft. or 3/service bay | 1/200 sq. ft. |

Table 2B shopping Center/Retail Comparison by Jurisdiction

| | Shopping Center | Retail Sales |
|----------------------|---|---|
| Fremont | 1/250 sq. ft. | |
| San Jose | N/A | 1/200 sq. ft. |
| San Mateo | 1/225 sq. ft. | 1/300 sq. ft. up to 20 KSF + 1/225 sq. ft. over 20 KSF |
| Mountain View | 1/250 sq. ft. | 1/180 sq. ft. |
| Redwood City | 1/200 sq. ft. | 1/200 sq. ft. |
| Dublin | Per CUP | 1/300 sq. ft. |
| San Rafael | 1/250 sq. ft. | 1/250 sq. ft. |
| Campbell | 1/200 sq. ft. | 1/200 sq. ft. + 1/1000 sq. ft. outdoor sales |
| Santa Clara | N/A | 1/200 sq. ft. |
| ITE | 3/1000 sq. ft. (non December) to 4.5 1000 sq. ft. (December) | 1/333 sq. ft. (non December) to 4.5 1000 sq. ft. (December) |
| Milpitas | 1/200 sq. ft. | 1/200 sq. ft. 1st floor + 1/300 sq. ft. 2+ floors |

Table 2 C presents a comparison of entertainment and recreational land use off-street parking standards by jurisdiction. The health club land use off-street parking requirements ranged between one spaces per 80 square feet of GFA (City of San Jose) to one space per 250 square feet of GFA (City of San Rafael). The City of Milpitas Zoning Ordinance currently does not contain a parking requirement for health club uses. The ITE Parking Generation manual specifies 5.15 parking spaces per 1,000 square feet of GFA.

The next land use comparison was for the private club or lodge classification. The off-street parking requirements by jurisdiction ranged from one parking space per 50 square feet of GFA (Cities of Fremont and Dublin) to one space per 200 square feet of GFA (City of Campbell). The City of Milpitas Zoning Ordinance requires one parking space per 200 square feet of GFA.

The movie theatre land use classification comparison by jurisdiction indicated a range of off-street parking requirements. The high end of the range is 1 space per three seats (Cities of Campbell and Dublin) to one space per five seats (City of San Mateo). The City of Milpitas Zoning Ordinance currently does not contain a parking requirement for movie theatres. The ITE Parking Generation manual specifies a rate of one parking space per four seats.

Table 2C Entertainment and Recreation Comparison by Jurisdiction

| Jurisdiction | Health Club | Private Club or Lodge | Movie Theater |
|----------------------|---|---|---|
| Fremont | 10 spaces + 1/200 sq. ft. | 1/50 sq. ft. or 1/5 seats | 1/3.5 seats |
| San Jose | 1/80 sq. ft. | ¼ seats + 1/500 sq. ft. of outdoor area | 1/3 seats 3 screens or less, 1/3.3 seats 4 screens and over |
| San Mateo | 1/200 sq. ft. | 1/70 sq. ft. | 1/5 seats |
| Mountain View | 1/200 sq. ft. | N/A | 1/3.5 seats |
| Redwood City | N/A | N/A | 1/3.5 seats |
| Dublin | 1/50 sq. ft. of gym and aerobic + 1/250 sq. ft. of office | 1/50 sq. ft. | 1/3 seats or 1/50 sq. ft. |
| San Rafael | 1/250 sq. ft. | N/a | Parking Study Required |
| Campbell | 1/150 sq. ft. | 1/200 SQ. FT. | 1/3 seats or 1/35 sq. ft. |
| Santa Clara | N/A | 1/100 SQ. FT. | ¼ seats or 1/32 sq. ft. |
| ITE | 5.19 spaces per 1,000 sq. ft. | N/A | ¼ seats |
| Milpitas | N/A | 1/200 SQ. FT. | N/A |

Table 2D illustrates the comparison of off-street parking requirements for food service related uses by jurisdiction. As presented in Table 2D, the eating establishment land use (commonly referred to as restaurant) off-street parking requirements are very consistent among the jurisdictions requirements. The parking requirement appears to generally be one parking space per three seats or one space per 100 square feet. The City of Milpitas Zoning Ordinance requires one parking space per three seats plus ten percent 10% for employees. The ITE Parking Generation manual documents one space per three seats or one space per 100 square feet.

The take out shop land use classification (also commonly referred to as fast food restaurants) generally have consistent requirements for off-street parking. Most jurisdictions require 1 parking space per 50 to 75 square feet of GFA. The City of Campbell had the lowest requirement at one space per 2250 square feet of GSA. The City of Milpitas Zoning Ordinance requires one space per 2.5 seats plus one space per 50 feet of take out area. The ITE Parking Generation manual specified one parking space per two seats or one space per 80 square feet of GFA.

Table 2D Food Service Comparison by Jurisdiction

| Jurisdiction | Eating Establishment | Take out Shops |
|----------------------|--|--|
| Fremont | 1/3.5 seats + 10 [^] for employee | N/A |
| San Jose | N/A | 1/75 sq. ft. min = 5 spaces + 1/delivery vehicle |
| San Mateo | 1/50 sq. ft. up to 4 KSF and 1/80 sq. ft. over 4 KSF | 1/50 sq. ft. +1/2employees |
| Mountain View | 1/2.5 seats or 1/100 sq. ft. | 1/80 sq. ft. |
| Redwood City | 1/3 seats | 1/3 seats or 1/50 sq. ft. |
| Dublin | 1/100 sq. ft. | 1/50 sq. ft. |
| San Rafael | 1/50 sq. ft. | 1/2.5 seats or 1/50 sq. ft. |
| Campbell | 1/3 seats | 1/250 sq. ft. |
| Santa Clara | 1/3 seats or 1/200 sq. ft. | N/A |
| ITE | 1/3 seats or 1/100 sq. ft. | 1/2 seats or 1/80 sq. ft. |
| Milpitas | 1/3 seats + 10% employee | 1/2.5 seats + 1/50 sq. ft. take out area |

Institutional

Institutional land uses could be located in a variety of zoning districts. Institutional land uses in this memorandum include educational facilities, health services and public/quasi-public uses.

Table 3A presents a comparison of off-street parking requirements for educational land uses by jurisdiction. Off-street parking requirements for elementary schools vary considerably by jurisdiction. The City of San Mateo requires one parking space per employee, while the City of San Rafael requires 3 spaces per classroom plus parking for an auditorium. The City of Milpitas Zoning Ordinance does not contain parking standards for elementary school uses. The ITE Parking Generation manual specifies one parking space for every four students enrolled.

The Secondary School parking requirements appear to be more consistent among the jurisdictions surveyed. The parking standard is one space per classroom or office plus one parking space for every five to ten students. The City of Milpitas Zoning Ordinance does not contain any requirements for secondary school uses. The ITE Parking Generation manual specifies one parking space per four students.

Table 3A Educational Comparisons by Jurisdiction

| Jurisdiction | Elementary School | Secondary School | Post Secondary/Trade School |
|----------------------|--|--|--|
| Fremont | 1/employee | 1/employee + 1/7 student seats | 1/3 seats |
| San Jose | 1/teacher + 1/employee | 1/teacher + 1/employee + 1/5 student seats | 1/3 students |
| San Mateo | 1/employee + loading area | 1/employee + 1/6 student seats | 1/employee + 1/3 students |
| Mountain View | 1/classroom and office + 1/100 sq. ft. of auditorium | 1/student over 16 years old | 1/student |
| Redwood City | N/A | N/A | N/A |
| Dublin | 2/classroom + 60 feet of loading/100 students | 1/classroom + 1/4 students + 60 ft. loading/200 students | Per CUP |
| San Rafael | 3/classroom + 1/100 sq. ft. of auditorium | 1/4 students of capacity | 1/150 sq. ft. |
| Campbell | 1.5/classroom + 1/75 sq. ft. of assembly | 1/classroom + 1/75 sq. ft. of assembly | 15/classroom + 1/75 sq. ft. of assembly |
| Santa Clara | 1/classroom – min = 3 | 1/classroom or office + 1/10 students | 1/classroom + 1/5 students – min + 1/200 sq. ft. |
| ITE | 1/4 students | 1/4 students | 1/5 students |
| Milpitas | N/A | N/A | 1/200 sq. ft. |

The Post Secondary/Trade school off-street parking requirements range between one spaces per student (City of Mountain View) to one space per three students (Cities of Fremont and San Jose). The City of Milpitas Zoning Ordinance requires one parking space per 200 square feet of GFA. The ITE Parking Generation manual specifies one parking space per five students.

Table 3B presents a comparison of off-street parking requirements for health service land uses by jurisdiction. As shown on Table 3B, the parking requirements for hospital uses varies significantly by jurisdiction. The range is from one space per bed (City of Mountain View) to 3 spaces per bed plus one space per doctor plus one space for every three employees (City of Dublin). The City of Milpitas Zoning Ordinance requires one space per bed or one space per 200 square feet of GFA. The ITE Parking Generation manual specifies 4.72 spaces per bed or 0.83 spaces per employee.

The medical/dental office land use classification parking requirements are fairly consistent among jurisdictions surveyed, ranging between one space per 200 square feet of GFA and one space per 250 square feet of GFA. The Milpitas Zoning Ordinance requires one space per 225 square feet of GFA. The ITE Parking Generation manual specifies 3.33 spaces per 1,000 square feet of GFA.

Table 3B Health Service Comparison by Jurisdiction

| Jurisdiction | Hospital | Medical Dental Offices | Veterinary Clinic |
|----------------------|--|------------------------|----------------------------------|
| Fremont | 1/1.5 beds | 1/200 sq. ft. | N/A |
| San Jose | 1/2.5 beds | 1/250 sq. ft. | 1/250 sq. ft. |
| San Mateo | 1/.75 beds | 1/200 sq. ft. | 1/250 sq. ft. |
| Mountain View | 1/bed | N/A | 1/250 sq. ft. |
| Redwood City | 1/bed + 1/employee | 1/200 sq. ft. | 1/200 sq. ft. |
| Dublin | 1/doctor + 1/3 employees + 3/bed | N/A | N/A |
| San Rafael | Parking Study Required | 1/225 sq. ft. | 1/150 sq. ft. |
| Campbell | 1.25/bed + 1/400 for office + ancillary uses | N/A | N/A |
| Santa Clara | 1/2beds + 1/2 employees + 1/doctor | N/A | N/A |
| ITE | 4.72/bed or 0.83/employee | 3.53/1000 sq. ft. | 1.6/1000 sq. ft. or 1/4/employee |
| Milpitas | 1/bed or 1/220 sq. ft. | 1/225 SQ. FT. | N/A |

The veterinary clinic classification parking requirements are also fairly consistent for the jurisdictions surveyed. The ranges are from a low of one space per 250 square feet of GFA (cities of San Jose, San Mateo and Mountain View) to a high of one space per 150 square feet of GFA in the city of San Rafael. The City of Milpitas Zoning Ordinance does not provide parking requirements for this use. The ITE Parking Generation Manual specifies 1.6 parking spaces per 1,000 square feet of GFA or 1.4 spaces per employee.

Table 3C depicts the comparison of off-street parking requirements for public and quasi-public land use by jurisdiction. As shown on Table 3C, the religious/assembly uses off-street parking requirements vary considerably by jurisdiction. The ranges in standards are from one parking space per 4 seats to 1 parking space per 6 seats with both also requiring additional parking for office and classrooms. The City of Milpitas Zoning Ordinance requires one space per 5 seats plus one space per 250 square feet of office plus one space per classroom. The ITE Parking Generation manual specifies one space per six seats or one space per 125 square feet of GFA.

The museum/library land use classification requirements for off-street parking vary considerably among the jurisdictions surveyed. The City of Santa Clara has the most stringent requirements at one parking space per 100 square feet of GFA, while the City of San Mateo has the lowest requirements at one space per 1,000 square feet of GFA. The City of Milpitas Zoning Ordinance requires one parking space per 400 square feet of GFA. The ITE Parking Generation manual specifies 2.8 parking spaces per 1,000 square feet of GFA (roughly one parking space per 300 square feet of GFA).

The comparison of off-street parking requirements for the community center land use contains only one listing. The City of San Jose Zoning Ordinance requires one parking space per 4 seats (or 6 linear feet of bench) plus one space per 500 square feet of outdoor area. The City of Milpitas Zoning Ordinance does not contain standards for community center uses. The ITE Parking Generation manual does not contain any listing for community center uses.

Residential

Residential zoning districts in the Milpitas Zoning Ordinance include R-1 (single Family), R2 (One or Two Family), R3 (Multi Family High Density) and R4 (Multi Family Very High Density). Multi family units and guest parking requirements by jurisdiction are generally driven by the number of bedrooms provided. Most jurisdictions surveyed did not distinguish between apartments and condos/townhouses (ownership).

Table 4 presents a comparison of off-street parking requirements by jurisdiction for residential land uses. As shown on Table 4, most jurisdictions require 2 off-street parking spaces for single-family dwelling units. The City of Fremont requires three parking spaces for single-family dwelling units containing more than four bedrooms. The City of Milpitas Zoning Ordinance requires two covered parking spaces per single-family dwelling unit. The ITE Parking Generation manual specifies 1.83 spaces for single-family dwelling units.

Table 3C Public/Quasi-Public Comparison by Jurisdiction

| Jurisdiction | Religious Assembly | Museum/Library | Community Center |
|----------------------|---|-------------------------|--|
| Fremont | 1/100 sq. ft. of assembly area | 10 + 1/ 200 sq. ft. | N/A |
| San Jose | 1/4 fixed seats or 1/6 linear feet or 1/30 sq. ft. of assembly | 1/300 sq. ft. | 1/4 seats or 1/6 linear ft. +1/500 sq. ft. of outdoor uses |
| San Mateo | 1/5 seats + 1/42 sq. ft. of open areas | 1/1,000 sq. ft. | N/A |
| Mountain View | 1/170 sq. ft. | Parking Study Required | N/A |
| Redwood City | 1/3.5 seats or 1/50 sq. ft. + 1/classroom | N/A | N/A |
| Dublin | 1/3 seats or 1/50 sq. ft. + 1/classroom | Per CUP | N/A |
| San Rafael | 1/4 seats | Parking Study Required | N/A |
| Campbell | 1/4 seats + 1/40 sq. ft. of assembly area | 1/200 sq. ft. | N/A |
| Santa Clara | 1/6 seats or 1/50 sq. ft. of assembly + 1/office | 1/100 sq. ft. min = 15 | N/A |
| ITE | 1/6 seats Or 1/125 sq. ft. | 2.61 / 1,000 sq. ft. or | N/A |
| Milpitas | 1/5 seats + 1/250 sq. ft. of office + 1/classroom or 1/7 sq. ft. assembly area | 1/400 sq. ft. | N/A |

The off-street parking requirements for multi - family dwelling units is similar among the cities surveyed. The guest-parking ratio varied between 15% (cities of Mountain View and San Rafael) and 50 % (cities of Fremont and Dublin). The City of Milpitas Zoning Ordinance requires 1.5 spaces for a one-bedroom unit, two spaces for a two-bedroom unit and 15 percent guest--parking. in the R4 zoning district. The R3 zoning district requires 20 percent guest parking. The ITE Parking Generation manual identifies an average of 1.5 parking spaces per dwelling unit.

The comparison of off-street parking requirements for hotels/motels for the jurisdictions surveyed indicates fairly uniform standards. All jurisdictions required at least on space per room plus additional spaces for resident managers and ancillary uses. The City of Milpitas Zoning Ordinance requires one parking space per guest room, plus two spaces per resident manager. The ITE Parking Generation Manual indicates an average of 0.90 spaces per room.

Table 4 Comparison of Residential Uses by Jurisdiction

| Jurisdiction | Single- Family | Multi-Family | Hotel/Motel |
|----------------------|--|--|--|
| Fremont | 2 covered 4 BR or less, 5 Br = 3 covered | 1 BR = 1 covered +.5 guest, 2 BR+ = 1.5 +.5 guest | 5 + 1/room + code for ancillary uses |
| San Jose | 2 covered | Studio/1BR = 1.5, 2BR = 1.8, 3BR = 2.0 | 1/room + 2/manager |
| San Mateo | 2 covered + 1/750 of additional uses | Studio = 1.5, 1BR = 1.8, 2BR = 2.0, 3BR = 2.2 (includes guest) | 1/room + ½ employees + code for ancillary uses |
| Mountain View | 2 spaces, 1 covered | Studio = 1.0, 1BR = 2.0, TH = 2.5 + 15% guest | 1/room + code for ancillary uses |
| Redwood City | 2 covered up to 4 BR .50 for additional BR | Studio = 0.75, 1 BR = 1.0, 2 BR = 1.5, max = 3.0, TH/Dup = 2.0 | 1/room + code for ancillary uses |
| Dublin | 2 in garage + 1 on-street | Studio/1 BR = 1.0, 2 BR = 2.0 guest =1/2units | 1/room + 1/employee + 1/250 sq. ft. of office + 1/300 sq. ft. for retail + 1/100 sq. ft. of restaurant |
| San Rafael | 2 covered | Studio = 1.0, 1 BR = 1.5, 2 BR+ = 2.0 + 15% guest | 1/room + 2/employee + 1 resident manager |
| Campbell | 2 – 1 covered | Apartment 1BR =1.5, 2 BR = 2.0 + 20% guest, Condos 1BR = 2.0, 2BR+ = 2.5 | 1/room + 1/employee |
| Santa Clara | N/A | N/A | 1/room |
| ITE | 1.83/unit | 1.5/unit | 0.90/room |
| Milpitas | 2 covered | 1 BR = 1.5, 2 BR = 2.0 + 15% guest, R3 = 2.0/ unit + 20% guest | 1/room + 2 resident manager |

Conclusions

After a comprehensive review of nine local jurisdictions off-street parking requirements from their respective Zoning Ordinances and comparison with the City of Milpitas standards, the following conclusions are noted:

1. In most cases, off-street parking requirements are fairly consistent among jurisdictions surveyed.
2. The City of Milpitas off-street parking requirements are generally in the range of local and national averages, however, lack a wide variety of land use categories that other jurisdictions include.
3. The City of Milpitas Parking Section of the Zoning Ordinance is “compact” and should be expanded to include a wider variety of land use classifications.
4. With Transit Oriented Development (TOD) and mixed-use developments becoming more common, the parking standards should reference the Urban Land Institute *Shared Parking* publication to make more efficient use of available parking supply.
5. Parking standards may need to be differentiated between suburban and urban style development areas within the City.

ATTACHMENTS