

## Section 8 – Parking Requirements:

### 8.1 PLANNED MIXED DEVELOPMENT

This section shall not apply to Planned Mixed Developments.

### 8.2 GENERAL PARKING REQUIREMENTS

- (1) Every Development shall have off-street parking in accordance with these Regulations and provincial Designated Mobility Impaired Regulations.
- (2) Where the calculation of required parking spaces results in a fractional number, that number shall be rounded to the nearest whole number with 0.5 rounded up to the next whole number.

### 8.3 PARKING STANDARDS

Except in the Downtown Parking Area and Intensification Areas, and where Council amends the parking spaces required under Section 8.11, the following parking requirements apply. This section provides the number of parking spaces that must be provided (minimum) and which shall not be exceeded (maximum).

Type or Nature of Building	Range of Parking Spaces			
	Minimum		Maximum	
Adult Day Centre (Commercial)	1 parking space for every 3 employees together with 1 parking space for every 100 m <sup>2</sup> of Gross Floor Area		1 parking space for every 3 employees together with 1 parking space for every 15 m <sup>2</sup> of Gross Floor Area	
Adult Day Centre (Residential)	1 parking space for every 3 employees together with 1 parking space for every 15 m <sup>2</sup> of Gross Floor Area		1 parking space for every 3 employees together with 1 parking space for every 15 m <sup>2</sup> of Gross Floor Area	
Apartment Building	<u>Dwelling Size</u>	<u>Minimum</u>	<u>Dwelling Size</u>	<u>Minimum</u>
	Studio	0.8	Studio	1.2
	1 Bedroom Dwelling	0.9	1 Bedroom Dwelling	1.2
	2 Bedroom Dwelling	1.0	2 Bedroom Dwelling	1.5
	3 Bedroom Dwelling	1.2	3 Bedroom Dwelling	2.0
	or Greater		or Greater	
	Visitor parking:			

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
	0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Maximums are summed for building and inclusive of visitor parking
Bank	1 parking space for every 30 m <sup>2</sup> of Net Floor Area	1 parking space for every 15 m <sup>2</sup> of Net Floor Area
Bed and Breakfast	1 parking space for every 2 guest rooms or suites used as a part of the Bed and Breakfast	1 parking space for every guest room or suite used as a part of the Bed and Breakfast
Car Sales Lot	1 space for every 30m <sup>2</sup> of Gross Floor Area for the building and 1 space for every automobile stored, kept or displayed for sale	1 space for every 30m <sup>2</sup> of Gross Floor Area for the building and 1 space for every automobile stored, kept or displayed for sale
Clinic	1 parking space for every 20 m <sup>2</sup> of Gross Floor Area	3 parking spaces for every consultation/treatment room
Commercial Garage	1 parking space for every 50 m <sup>2</sup> of Gross Floor Area	1 parking space for every 15 m <sup>2</sup> of Gross Floor Area
Daycare Centre	1 parking space for every 3 employees together with 1 parking space for every 100 m <sup>2</sup> of Gross Floor Area	1 parking space for every 3 employees together with 1 parking space for every 15 m <sup>2</sup> of Gross Floor Area
Dry Cleaning Establishment	1 parking space for every 100 m <sup>2</sup> of Net Floor Area	1 parking space for every 15 m <sup>2</sup> of Net Floor Area
Funeral Home	1 parking space for every 15 m <sup>2</sup> of Gross Floor Area	1 parking space for every 5 m <sup>2</sup> of Gross Floor Area
Gas Station	1 parking space for every 2 gas pumps and 1 parking space for every 30 m <sup>2</sup> of Net Floor Area used for retail	1 parking space for every gas pump and 1 parking space for every 15 m <sup>2</sup> of Net Floor Area used for retail
Health and Wellness Clinic	1 parking space for every 5m <sup>2</sup> Gross Floor Area	1 parking space for every 2m <sup>2</sup> Gross Floor Area
Heritage Use	To be determined by Council	To be determined by Council
Home Occupation	Zero if on-street parking is available	4 parking spaces
Hotel	1 parking space for every 4 guest rooms or suites together with 1 parking space for every 5 m <sup>2</sup> of banquet/conference/meeting space	1 parking space for every 2 guest rooms or suites together with 1 parking space for every 4 m <sup>2</sup> of banquet/conference/meeting space
Light Industrial	1 parking space for every 100 m <sup>2</sup> of manufacturing area, provided this is not less than 3 parking spaces per tenant or establishment	1 parking space for every 20 m <sup>2</sup> of Net Floor Area

Type or Nature of Building	Range of Parking Spaces	
	Minimum	Maximum
Lodging House	1 parking space for every 2 rented rooms or suites used as a part of the Lodging House	1 parking space for every rented room or suite used as a part of the Lodging House
Long Term Care Facility / Hospital	1 space for every 10 beds	1 space for every 5 beds
Lounge	1 parking space for every 10 m <sup>2</sup> of Gross Floor Area	1 parking space for every 5 m <sup>2</sup> of Gross Floor Area
Micro Unit Dwelling	No parking required	1 parking space for every 5 units
Office	1 parking space for every 50 m <sup>2</sup> of Net Floor Area	1 parking space for every 20 m <sup>2</sup> of Net Floor Area
Personal Care Home	1 space for every 5 Dwelling Units	1 space for every 2 Dwelling Units
Place of Amusement Place of Assembly	1 parking space for every 15 m <sup>2</sup> of Gross Floor Area	1 parking space for every 5 m <sup>2</sup> of Gross Floor Area
Place of Worship	1 parking space for every 15 m <sup>2</sup> of Gross Floor Area	1 parking space for every 5 m <sup>2</sup> of Gross Floor Area
Pocket Neighbourhood	0.5 parking spaces per Dwelling Unit	1.2 parking spaces per Dwelling Unit
Recreation Use	5 parking spaces per acre	5 parking spaces per acre of passive recreation space plus number of parking spaces equivalent to 50% of the occupancy capacity of Building and Sports Fields
Residential Use, except Tiny Home Dwelling and Micro Unit Dwelling	1 parking space for every Dwelling Unit	2 parking spaces within 6m of the Street Line
Restaurant	Gross Floor Area is 200 m <sup>2</sup> or less, no parking space is required Gross Floor Area is above 200 m <sup>2</sup> but not greater than 500 m <sup>2</sup> : 1 parking space for every 20m <sup>2</sup> of Gross Floor Area Gross Floor Area greater than 500 m <sup>2</sup> : 1 parking space for every 10 m <sup>2</sup> of Gross Floor Area	1 parking space for every 5 m <sup>2</sup> of Gross Floor Area
Retail Use	If the Gross Floor Area is 200 m <sup>2</sup> or less, no parking space is required. 1 parking space for every 30 m <sup>2</sup> of Net Floor Area	1 parking space for every 10 m <sup>2</sup> of Net Floor Area

Type or Nature of Building	Range of Parking Spaces							
	Minimum	Maximum						
Service Shop	Gross Floor Area is 200 m <sup>2</sup> or less, no parking space is required.  1 parking space for every 30 m <sup>2</sup> of Net Floor Area or 1.5 parking spaces for every work station, whichever is greater.	1 parking space for every 15 m <sup>2</sup> of Net Floor Area or 4 parking spaces for every work station, whichever is greater						
Shopping Centre	1 parking space for every 40 m <sup>2</sup> of gross leasable area.	1 parking space for every 20 m <sup>2</sup> of gross leasable area.						
Tiny Home Dwelling	No parking required	2 parking spaces						
Townhouse Cluster	1 parking space per Dwelling Unit	<table border="0"> <thead> <tr> <th><u>Dwelling Size</u></th> <th><u>Minimum</u></th> </tr> </thead> <tbody> <tr> <td>2 Bedroom Dwelling or Less</td> <td>1.5</td> </tr> <tr> <td>3 Bedroom Dwelling or Greater</td> <td>2.0</td> </tr> </tbody> </table>	<u>Dwelling Size</u>	<u>Minimum</u>	2 Bedroom Dwelling or Less	1.5	3 Bedroom Dwelling or Greater	2.0
<u>Dwelling Size</u>	<u>Minimum</u>							
2 Bedroom Dwelling or Less	1.5							
3 Bedroom Dwelling or Greater	2.0							
Training School	1 parking space for every 50 m <sup>2</sup> of Net Floor Area	1 parking space for every 20 m <sup>2</sup> of Net Floor Area						
Veterinary Clinic	1 parking space for every consultation/treatment room	4 parking spaces for every consultation/treatment room						
Warehouse	1 parking space for every 100 m <sup>2</sup> of storage area	1 parking space for every 20 m <sup>2</sup> of storage area						

## 8.4 CHURCHILL SQUARE

The parking requirement for any Commercial Development in the Churchill Square Retail Area as set out on Map 3 shall be established at one (1) parking space per 40 square metres of net Floor Area. All public parking within the Churchill Square Retail Area is reserved for public use.

## 8.5 DOWNTOWN PARKING AREA

The Downtown Parking Area is shown on Map 2.

### 8.5.1 Non-Residential Parking in the Downtown Parking Area

For non-Residential Development in the Downtown Parking Area, the minimum and maximum number of required parking spaces shall be 50 percent of those shown in Section 8.3.

### **8.5.2 Residential Parking in the Downtown Parking Area**

- (1) Residential Development on Water Street or Duckworth Street having 5 Dwelling Units or less: no parking spaces are required. Residential Development on Water Street or Duckworth Street having 6 or more Dwelling Units shall comply with the parking space requirements in Section 8.3.
- (2) All other Residential Development in the Downtown Parking Area, other than on Water Street or Duckworth Street, shall comply with the parking space requirements in Section 8.3.

### **8.5.3 Damage or Destruction of Development**

Where a Building located in the Downtown Parking Area is destroyed, damaged or deteriorated so as to render it uninhabitable or unfit for use, it may be repaired, renovated or reconstructed on the same Lot, for the same Use, within 3 years of the date of its destruction, removal or being adjudged uninhabitable or unfit for use by the Manager of Regulatory Services subject to:

- (a) the number of parking spaces approved for the Development prior to destruction, damage or deterioration of the Building being maintained; and
- (b) additional parking spaces, or cash in lieu, or a combination of both as required to be provided in respect of any increase in Net Floor Area, number of guest rooms or suites, banquet/conference/meeting space, or number of Dwelling Units as the case may be.

## **8.6 INTENSIFICATION AREAS**

Parking Requirements for all Developments in an Intensification Area (Map 8) shall meet, and not exceed, the Minimum Parking Requirements in Section 8.3.

## **8.7 PARKING LOTS OUTSIDE THE DOWNTOWN PARKING AREA**

- (1) A Parking Lot outside the Downtown Parking Area shall:
  - (a) be situated on the same Lot as the Use which it serves, or is associated with, unless Council determines otherwise or the Parking Lot does not serve, or is not associated with, any other Use;
  - (b) have a Buffer of 6 metres from any Street Line and a Buffer of 3 metres from any other Lot Line; and where abutting a Residential Use have a privacy fence not less than 1.8 metres in height;

- (c) have lighting which is not directed onto abutting properties; and
  - (d) covered with a suitable material in accordance with the Commercial Development Policy.
- (2) A Parking Lot outside the Downtown Parking Area may have a structure for the use of attendants, provided such structure does not exceed 5 m<sup>2</sup> and 4.5 metres in height, and is not located on the Buffer.

### **8.8 TEMPORARY PARKING LOT**

- (1) Council may relax or waive the requirements provided for a temporary Parking Lot.
- (2) Approval for a temporary Parking Lot shall be for no more than three (3) years and may, upon written application, be extended for up to an additional two (2) years, for a total of five (5) years.
- (3) Upon expiration of the Approval provided for in Subsection 8.8(2), a temporary Parking Lot shall not be used for the parking of vehicles unless an approval for a permanent Parking Lot is issued in relation to same.

### **8.9 OFF-STREET LOADING AND TRUCK PARKING**

Every Development for a Commercial, Industrial, or Institutional Use outside the Downtown Business Improvement Area (Map 6) shall have a loading space on the Lot which is 10 metres long and 3.5 metres wide with a vertical clearance of 4.5 metres which loading space has access to a Street.

### **8.10 ACCESS/EGRESS POINTS**

Access/Egress points to or from a Street for a Development shall be approved by Transportation Engineering.

### **8.11 PARKING REPORT**

- (1) Where an applicant wishes to provide a different number of parking spaces other than that required by this Section, Council shall require a Parking Report.
- (2) Notwithstanding Subsection (1), Council may require a Parking Report as part of any Development application review process.

- (3) The terms of reference for a Parking Report shall be approved by Transportation Engineering.
- (4) A Parking Report shall address at a minimum: parking generation rates for the Development including pre- and post-development; parking duration (short/long term); available parking in the area (private/public on-street, parking lots and garages); effects on traffic and local parking; traffic to and from the Development; neighbourhood impact; other available transit options.
- (5) Where in the opinion of Council the change requested does not merit a Parking Report, Council may accept a staff report in lieu of a Parking Report.
- (6) A Parking Report, and any supporting studies or plans, shall be prepared at the expense of the applicant.

### 8.12 CASH IN LIEU

Where requested by the applicant, Council may accept the following:

- (1) Provision of a cash-in-lieu payment in satisfaction of all or part of the parking requirements in an amount as may be established by Council from time to time;
- (2) Shared parking agreement where the shared Parking Lot or Parking Garage is located within 400 metres of the Development; or
- (3) A combination of cash-in-lieu and shared parking.

### 8.13 BICYCLE PARKING

Developments containing an Apartment Building, Office Use and/or Retail Use shall providing parking space for bicycles as follows:

Type or Nature of Building	Parking Requirements
Apartment Building	1 bicycle parking space for every 2 residential units
Office Use with 500 m <sup>2</sup> to 3200 m <sup>2</sup> of Net Floor Area	2 bicycle parking spaces
Office Use greater than 3200 m <sup>2</sup> of Net Floor Area	4 bicycle parking spaces for every 3200 m <sup>2</sup>
Retail Use with 500 m <sup>2</sup> to 3200 m <sup>2</sup> of Net Floor Area	2 bicycle parking spaces
Retail Use greater than 3200 m <sup>2</sup> of Net Floor Area	4 bicycle parking spaces for every 3200 m <sup>2</sup>

- (1) Bicycle parking spaces shall be provided on the same Lot as the Development.

- (2) Bicycle Parking spaces shall be located near the building entrance and be equipped with a device to allow the bicycle to be secured.
- (3) Where bicycle parking cannot be provided Council may accept the provision of a cash-in-lieu payment in satisfaction of all or part of the bicycle parking requirement in an amount as may be established by Council from time to time.

**NOTES:**

1. Add Map of Intensifications Areas from the Envision St. John's Municipal Plan to the Development Regulations.
2. Variance definition: include any numeric value within the Development Regulations, not just Section 10 (Zone Requirements)