Section 12.21A4 Parking Requirements for Changes of Use or Occupancy.

VCZSP defin #5 definitions ccc

This item consists of two questions:

Q_1- How is the new number of required parking spaces calculated for a building undergoing a change of use or occupancy?

A_1- Whenever the new use or occupancy of a building requires more parking spaces as opposed to its current use or occupancy, The new number of required parking spaces is calculated by adding the nonconforming number of parking spaces currently being maintained (or the number of parking spaces required by the current code whichever is smaller*) to the number of additional spaces required due to the change.

Existing parking provided and maintained is generally the number that is indicated in prior building permits, C. of O.'s or any other official record. For further explanation of this issue see "Section 12.21A4(m) Parking for existing Buildings, to be maintained." of this manual.

Q_2- How is the additional number of parking spaces calculated for a building that is undergoing a change of use or occupancy?

A_2- The additional number of parking spaces required due to a change of use is equal to the difference between the number of spaces required by the current code for the NEW use and the number of spaces required by the current code for the OLD use**.

EXAMPLE:

Two adjoining small restaurants, currently independent, in a mini-shopping center (900 and 950 sq. ft. respectively), are being combined to form a 1850 sq. ft. restaurant. Assuming currently there are 32 provided parking spaces on site while the code-required number of parking spaces for the present uses is 55. Therefore, parking is nonconforming. The new number of required parking spaces is figured as follows:

** Additional Parking Required= parking for new use -parking for old use

= 1850/100 - (900+950)/200
= 18 (.5 frac. dropped) - 9
= 9

Total required parking spaces = current nonconforming parking + additional parking due to change

=32 + 9
= 41

(Plan Check Chief memo 9-8-78)