ARTICLE 2. NONRESIDENTIAL DISTRICTS

Sec. 13-88. PURPOSE

The purpose of this article is to establish parking requirements for all nonresidential zones, nonresidential components of the Planned Development Residential zones and to mixed-use developments in all zones.

Sec. 13-89. PARKING REQUIRED

The minimum amount of off-street parking as established in Table 13-89 shall be provided at the time:

(a) Any building and/or structure is constructed;

(b) Any building or structure is enlarged or increased in capacity by adding gross floor area, gross leasable area or seats;

(c) A specific use is proposed for a building site; or

(d) An existing use is changed to one which requires additional parking.

At all times, with the exception of the provisions of Section 13-98 DECLARATION OF LAND USE RESTRICTION , parking shall be provided according to the requirements of Table 13-89.

Sec. 13-89.5. REDUCTION IN PARKING REQUIREMENTS

Where it can be shown that the required parking for a nonresidential land use will substantially exceed the demand of the actual use, the Zoning Administrator may, by minor conditional use permit, allow a reduction in the amount of required parking. The Zoning Administrator may place the following conditions on the approval of the minor conditional use permit:

(a) Allow such excess parking to be provided as landscaping, plazas, courtyards, or similar open space feature.

(b) Require recordation of a land use restriction that restricts the future use of the property to ensure adequate parking availability.

Sec. 13-90. PARKING FOR USES NOT SPECIFIED

The parking requirements for the uses not specified in Table 13-89 shall be determined by the Planning Division. The determination shall be based upon the requirements for the most comparable use specified in this chapter or other appropriate sources.

Sec. 13-91. GENERAL DEVELOPMENT STANDARDS

General development standards for parking areas applicable to the nonresidential zones are contained in ARTICLE 3 DEVELOPMENT STANDARDS of this chapter.

TABLE 13-89 NONRESIDENTIAL PARKING STANDARDS	
USE	**PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)**
Retail; Offices; Central Administrative Offices;	4 spaces per 1,000 square feet with a minimum of 6 spaces
Establishments Where Food or Beverages are Served with a maximum of 300 sq.ft. of Public Area[1]	4 spaces per 1,000 square feet with a minimum of 6 spaces[2]
Office Buildings exceeding two stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet
Banks; Savings and Loans; Credit Unions	5 spaces per 1,000 square feet with a minimum of 6 spaces
Medical and Dental offices; Acupressure; Massage	6 spaces per 1,000 square feet with a minimum of 6 spaces
Furniture and Appliance Stores with floor area greater than 5,000 square feet	2 spaces per 1,000 square feet with a minimum of 20 spaces
Churches; Theaters; Mortuaries; Auditoriums; Services and Fraternal Clubs and Lodges; Amphitheaters and other similar places of assembly	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if there are no fixed seats. 18 lineal inches of bench shall be considered equal to one fixed seat.
Racquetball and Tennis Facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below.
Establishments Where Food or Beverages are Served with more than 300 square feet of Public Area[1]	10 spaces per 1,000 square feet for the first 3,000 square feet [2] 12 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet [2]
Health Clubs; Spas; Figure Salons; Skating Rinks; Game Arcades	10 spaces per 1,000 square feet
Bowling Alleys	3 spaces per lane plus parking required for incidental uses such as restaurants which shall be calculated as noted under "Establishments Where Food or Beverages are Served".
Trade Schools; Business Colleges; Dancing and Music Academies	10 spaces per 1,000 square feet
Garden centers; Plant nurseries	4 spaces per 1,000 square feet of gross floor area, and 2 spaces per 1,000 square feet of outdoor display area.
Motels	1 space for each rentable unit without cooking facilities. Each rentable unit with cooking facilities shall be governed by residential parking standards.
Hotels	1 space for each two rentable units plus 10 spaces per 1,000 sq. ft. for the first 3,000 sq. ft., and 20 spaces per 1,000 sq. ft. for each additional 1,000 sq. ft. above the first 3,000 sq. ft. for restaurant, banquet, meeting room and kitchen spaces.

[1]Establishments limited to seating for 12 or fewer persons prior to June 4, 1997 shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code. [2] The outdoor patio seating area(s) shall be added to the gross floor area of the building for purposes of determining the required parking. [3] The final review authority may apply a maximum credit of one parking space due to the provision of bicycle racks. This credit shall only apply to the overall parking supply and not to multiple uses.

When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.

TABLE 13-89 NONRESIDENTIAL PARKING STANDARDS	
USE	**PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)**
Establishments with Live Entertainment, i.e. go-go dancers, topless dancers, bikini dancers	1 parking space for each person for the first 100 persons as authorized by capacity signs posted by the fire department; 1 parking space for each 2 persons for every 101 to 300 persons as authorized by capacity signs posted; 1 parking space for each 3 persons for every 301 plus persons as authorized by capacity signs posted by the fire department.
Shopping Centers with a minimum of 600,000 square feet of contiguous gross leasable area: Main Structure (or group of abutting structures) Retail	5 spaces per 1,000 square feet of gross leasable area
Establishments where food or beverages are served occupying 5% or less of the total contiguous gross leasable area	1 space per 1,000 square feet of gross leasable area
Establishments where food or beverages or served in excess of 5% of the total contiguous gross leasable area	5 spaces per 1,000 square feet of gross leasable area
Office Space occupying 10% or less of the total contiguous gross leasable area	None
Office Space in excess of 10% of the total contiguous gross leasable area	4 spaces per 1,000 square feet of gross leasable area with a minimum of 6 spaces
Theaters (cumulative) 750 seats and less more than 750 seats	 5 spaces per 1,000 square feet of gross leasable area 5 spaces per 1,000 square feet of gross leasable area plus 3 spaces for each additional 100 seats
Uses within free-standing structures Establishments where food or beverages are served	10 spaces per 1,000 square feet of gross leasable area
All others	Pursuant to this table
Mixed Use Developments	When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking shall be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the City Council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved. For mixed-use developments located in the Mixed-Use Overlay zone, refer to the applicable urban plan for parking rates.
Industrial	3 parking spaces shall be provided per 1,000 square feet of gross floor area for the first 25,000 square feet of building; 2 parking spaces shall be provided per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet of building; and One and one-half parking spaces shall be provided per 1,000 square feet of gross floor area over 50,001 square feet of building.