

Parking

	City of Ann Arbor	City of Ypsilanti	Grand Rapids	Madison, WI	Seattle, WA
Single Family	1 per unit	1 per unit	1.5-2 per unit, depending on district	Min 1, Max 4	Min. 1
Multiple Family Residential	1-2 per unit, depending on district	1.5, plus 1 for each 10 units for guest parking; 1 per unit in mixed-use districts	1 to 1.5 per unit, depending on district, plus .25 per bedroom above 2 bedrooms	Min. 1 per dwelling; Max 2.5 per dwelling	1 per dwelling, or 1 space for each 2 small efficiency units; None for single family uses on lots less than 3,000 sq. ft./30 ft. in width;
Retail	Range – Min. 1 per 310 sq. feet to Max. 1 per 235 sq. feet; based on size of center	1 per 250 sq. ft.	1.25-3.25 per 1,000 sq. ft., depending on district	Min. 1 per 400 sq. ft.; Max. 1 per 200 sq. ft.	1 per 500 sq. ft.
Restaurant/Bar	1 per 100 sq. ft.	1 per 100 sq. ft. <i>or</i> 1 per 3 persons allowed per max occupancy, <i>whichever is greater</i>	.5 to 1.25 per 3 persons at maximum occupancy	Min. 15% of maximum capacity of persons; Max. 40% maximum capacity of persons	1 space per 250 sq. ft.
Office	Min. 1 per 333 sq. ft.; Max 1 per 250 sq. ft.	1 per 300 square foot	2-3 per 1,000 sq. ft., depending	Min. 1 per 400 sq. ft.; Max. 1 per 250 sq. ft.	1 space per 1,000 sq. ft.
Electric Vehicle			Lots of 200 or more spaces must provide one charging space for each 200 spaces		
Offsets/Relief from parking spaces	In D1, D2: 1)no parking required for base FAR; 2) 1 car share equals 4 spaces; All districts: 1) up to 40% may be deferred; 2) up to 30% of spaces can be compact	Up to 20% of spaces can be compact; Up to 10% of spaces can be motorcycle spaces; Requirements can be reduced by up to 20% if within 300 ft. of a commuter rail station or bus transit center, or within 100 ft. of a transit stop (where reduction results in discount of more than 10 spaces, a traffic study may be required); hourly car rental spaces = four regular parking spaces; carpooling or vanpooling spaces = 2 regular spaces; Electric charging spaces = 2 regular spaces; 4 covered, secured bike parking spaces = 1 regular space; Free showers available for employee use = 4 spaces; Planning Commission may waive up to 20% of spaces	If a change in use results in reduced requirement of 50 or more spaces, Planning Director may require removal of excess; No parking area may exceed the required number of spaces by more than 20%, unless approved by the Planning Commission as a Special Land Use; No parking required in Traditional Neighborhoods – City Center District; Administrative approval to reduce parking by up to 50% if at least one standard is met; Up to 8 spaces may be waived where the building footprint comprises 90% or more of lot, even if reduction is greater than 50% of required; Planning Commission can consider waiver of more than 50% of parking; May waive up to 50% if within 300 ft. of BRT station, or 100 ft. of a transit stop; 1 alternative vehicle space = 4 regular spaces; car/vanpooling spot = 2 regular spots; 4 secured bike parking spaces, with pump and repair stand = 1 regular spot; free showers and locker facilities = 4 regular spots; Mixed-Use parking coefficient to reduce requirements; Micro units = reduced unit requirement by .5	13 zoning districts with no minimum parking standards; Any use may defer all or a portion of required parking; Methods of Parking Reduction: 1)non-residential uses may reduce by the greater of 5 of 10% of required parking 2)Zoning Administrator can reduce up to 20 additional spaces 3) Reduction of more than 20, but less than 25% may be approved by the Director 4) Reduction of more than 20 spaces and 25% or more of requirement needs conditional use approval; Reduced parking may be approved if community or shared car is available for use by residents; Within 600 ft. of high frequency transit corridor, up to 50% reduction may be approved as conditional use; Non-residential parking may be reduced by 1 space for each space in a public lot or structure within 1,320 feet of the use; 3 moped spaces=1 regular space; 4 bike parking spaces=1 regular space; Shared Parking calculations provided  Underground or structured parking may exceed maximums; Surface lots exceeding maximums are allowed on graduated basis, from zoning administrator to Conditional Use  Bike parking may be reduced by Zoning Administrator based on availability of public bike parking, transit routes, hours of operation/peak demand times; design	Director may reduce requirements in some zones; No minimum for income-restricted units; in some circumstances, tandem parking spaces may count as 1.5 spaces; In multifamily and commercial zones, min. parking is reduced by 50% if located in a frequent transit service area, or 15% in industrial zones; For large office and manufacturing uses, 1 carpool space=1.9 regular spaces, up to 40% and 1 vanpool space=6 regular spaces up to 20% of requirement; If transit passes are provided with a 50% or greater discount to all employees and transit service is within 1,320 feet, requirements reduced by 10%; With a 25-49% discount, the requirements are reduced by 5%; 2 covered long-term bike spaces=1 regular space (up to 20% of requirements); shared parking provisions;

Bike Parking – Multiple Family	1 per 5 dwelling units (50% A; 50%C)	None.	1 per unit (50% may be provided in garages)*	1 per unit (up to 2 bedrooms); .5 per additional bedroom; 1 guest per 10 units	1 per unit long term; 1 per 20 units short term
Bike Parking – Retail	1 per 3,000 sq. ft. of floor area (50%B;50%C)	None.	1 per 5,000 sq. ft., minimum of 3 spaces*	1 per 2,000 sq. ft.	1 per 4,000 sq. ft. long term; 1 per 2,000 sq. ft. short term
Bike Parking – Restaurant/Bar	1 per 750 sq. ft.	None.	1 per 15,000 sq. ft., minimum of 3*	5% maximum capacity of persons	1 per 5,000 sq. ft. long term; 1 per 1,000 sq. ft. short term
Bike Parking – Office	1 per 3,000 sq. ft. (30%A; 70%C)	None.	1 per 10,000 sq. ft., minimum of 3*	1 per 2,000 sq. ft.	1 per 2,000 sq. ft. long-term; 1 per 10,000 sq. ft. short term

\*After 20 spaces required, additional spaces calculate at 50% of the value; At 25 bike spaces, covered bike parking must be provided.

	Lansing, MI				
Single Family	Min. 2				
Multiple Family Residential	Min. 2 for units with 2+ bedrooms; 1.5 per 1 bedroom unit; 1 per efficiency unit				
Retail	1 per 150 sq. ft.				
Restaurant/Bar	1 per 60 sq. ft, plus one for each 2 employees based on largest shift				
Office	1 per 200 square feet				
Electric Vehicle					
Offsets/Relief from parking spaces	Reduced dimension for long term employee parking facilities;				
Bike Parking – Multiple Family	2 short term spaces for every 10 dwellings				
Bike Parking – Retail*	2 short term for every 500 square feet of usable floor area, with a maximum of 30				
Bike Parking – Restaurant/Bar	2 short term for every 24 seats				
Bike Parking – Office*	2 short term for every 500 square feet of usable floor area, with a maximum of 30				

\*2 Long term bike parking spaces required for each 40 employees; None required for less than 40 employees