

There is concern in the early parking committee meetings that the square foot calculation is arbitrary and not followed consistently. Upon review of the ordinance below, the square feet subcommittee finds the ordinance to be correct with the minor correction in 14.74 Q. of clarifying shaft enclosures to be stairways and elevator shafts.

Chapter 14.02 - GENERAL PROVISIONS AND DEFINITIONS (this section addresses floor area for FAR purposes, etc, listed alphabetically)

"Gross floor area" means the total floor space under roof of all floors of a building measured to the outside surfaces of exterior walls, including halls, stairways, elevator shafts, ducts, service and mechanical equipment rooms, interior courts, garages, enclosed accessory structures, and carports. In the case of a sloped ceiling or ground surface, the floor area shall be measured to the point at which the interior height is five feet.

Chapter 14.74 - Development standards for off-street parking and truck loading spaces (this section is specific to commercial parking standards, listed numerically)

Q. For the purposes of this section, "net square footage" shall mean the total horizontal area in square feet on each floor, including basements, but not including the area of inner courts or shaft enclosures.

Any building not deemed to be in compliance with the ordinance at the time of final approval should be reported to the city staff for investigation.

Other considerations

The subcommittee contemplated changing the calculation to exempt lobby's, storage, and other non worker spaces. However, the subcommittee found these exemptions made the calculation cumbersome and a burden for staff to enforce as owners could modify these spaces to add additional office space for example.

Parking requirements were outside of the scope of this subcommittee as the requirements are based upon use of the building.