

Planning Department
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PARKING ANALYSIS FORM

The Planning Department requires certain types of uses to provide a parking analysis to demonstrate adequate parking for the facility being occupied as required by the City of Santa Clarita's Unified Development Code. A parking analysis is required where there is a change of use that increases or intensifies the parking demand. Parking requirements can be found in the City of Santa Clarita's Unified Development Code Chapters 17.42 - 17.49 at santa-clarita.com/planning. The parking analysis must include: two (2) site plans and list of all tenants in the commercial/industrial center, including vacant space.

Common Parking Ratios

General Retail	1 space per 250 square feet
Banks and Financial Services	1 space per 250 square feet
Fast Food with Drive-Through	1 space per 60 square feet
Instructional Schools	1 space per 200 square feet of instructional area (dance floor, aerobic/martial arts instruction, classroom area, etc.); plus 1 space per 250 square feet of office floor area; plus required parking for additional uses on site
Business Support Services (Advertising, office equipment repair, mailing/shipping, etc.)	1 space per 250 square feet
Personal Services (Day spas, beauty parlors, dry cleaning drop-off/pick-up, etc.)	1 space per 250 square feet
Medical Office	1 space per 200 square feet
Warehousing	1 space per 1,000 square feet of warehouse area; plus 1 space per business vehicle; plus required parking for additional uses on site
Manufacturing	1 space per 500 square feet of processing area or 1 space per two employees of largest shift, whichever is greater; plus 1 space per business vehicle; plus required parking for additional uses on site

Instructions and Example:

1. Count the total number of parking spaces in the center.
2. Insert building/ unit number.
3. Insert business name.
4. Insert land use category.
5. Find square footage of other businesses in the center.
6. Find out the parking ratio requirement from the City of Santa Clarita's Unified Development Code Section 17.43.010.

7. Calculate your own parking needs from the Unified Development Code.
8. Round each required space to the nearest whole number.
9. Subtract the number of spaces required by the other tenants from the total number of parking spaces available.
10. If your parking requirement is less than or equal to the number of parking spaces available to you, you will be allowed to operate in that location. If deficient, refer to a Planner.

					Total Spaces Provided	40
Bldg./ Unit	Business Name	Land Use Category	Area (Square Feet)	Parking Ratio	# of spaces required	
101	Florist	Retail	900	1:250	3.6=4	
102	Pizza	Restaurant	2000 (no outdoor seating)	1 space per each 100 square feet; plus 1 space per each 100 square feet of outdoor seating areas*	20	
103	Vacant	Retail	1030	1:250	4.1=4	
104	Dentist	Medical Office	1100	1:200	5.5=6	
					Total Spaces Required	34

*For uses up to 1,500 square feet: 1 space per each 100 square feet, up to a maximum of 10 spaces; plus 1 space per each 100 square feet of outdoor seating areas; for uses greater than 1,500 square feet: 1 space per each 100 square feet; plus 1 space per each 100 square feet of outdoor seating areas.

Parking Analysis Form

Site Address: _____

*Please provide additional spreadsheet in same format if necessary

					Total Spaces Provided	
Bldg./ Unit	Business Name	Land Use Category	Area (Square Feet)	Parking Ratio	# of spaces required	
					Total Spaces Required Round Up	