ZONING INTERPRETATION RECORD

Subject of Interpretation:

Parking Requirement for a Proposed Church

Zoning Ordinance Section Number:

11-32-5

Title of Section:

Shared Parking

Cause for Interpretation:

The applicants, representatives of a non-profit organization, requested review of a proposed shared parking arrangement for an existing industrial development. This site is presently an industrial warehouse office project with two buildings, and is proposed to be purchased by the non-profit for use as a place of worship, or church facility, with remaining floor area intended to be leased as general warehouse.

The existing development has 119 parking spaces for the entire site. There is an aggregate total of 52,991 sq. ft. of floor area, which would typically require 106 parking spaces using a parking ratio of the 1 space per 500-sqft for general industrial uses. Using standard methods for calculating parking requirements, introduction of a place of worship activity to this general industrial site would require that the net floor area devoted to assembly (7,500-sqft according to the information provided in your request) be considered a separate activity from general warehouse. Therefore the parking associated with the place of worship would be calculated at a different ratio of 1 space per 100-sqft of net floor area devoted to the assembly activity (excludes education, office or storage floor area related to the same place of worship). In this case, the required minimum would be 100 spaces for the place of worship, and the remaining 28,539 sq. ft. would require 58 spaces (calculated again at the 1 space per 500 sq. ft. ratio). The aggregate minimum required would be 158, when 119 spaces are provided.

Interpretation:

Section 11-32-5 of the Mesa Zoning Ordinance allows the Mesa Zoning Administrator to consider and approve a shared parking arrangement in the event that the peak periods related to each activity can be shown to differ enough that the aggregate numbers of spaces needed at any particular time for the combined uses are adequate. Put another way, the idea is to assure that sufficient parking exists while allowing parking spaces to be utilized by every activity of the site in a “shared” fashion.

In the narrative that accompanied the applicant’s request, they indicated that typical hours for the place of worship will be Sundays from 8:00 am to 2:00 pm and from 7:00 pm to 9:00 pm three days a week during the standard 5-day work week. The remaining general industrial use would be limited to hours such as to Monday through Friday between 8:00 am to 6:00 pm. Given these hours, the Zoning Administrator has a concern about parking availability in the event the place of worship is needed for an unscheduled
activity, such as a funeral. However, assuming there will be a limited number of times that such unscheduled events occur, the availability of on-street parking adjacent to this site should temporarily address this concern.

Therefore, the applicant’s request for the use of a shared parking arrangement at this location is approved, subject to the floor areas described in the applicant’s narrative remaining as stated, and the general hours of use described for the non-profit’s place of worship facility remaining also as stated.