City of Walnut Creek
Development Review Services
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Compact Parking Spaces

Background: Section 10-2.3.207(Note D) allows up to half of the "long term employee spaces" for a Business and Professional Office Use to be compact spaces, so long as the first 10 spaces are standard sized spaces. This provision also applies to Medical Office Uses, which are a subset of Business and Professional Office Uses. "Long term employee spaces" is not defined by the Zoning Ordinance nor are there any other provisions which apply to "long term employees".

Action: Due to the fact that the term "long term employee spaces" is not defined in the Zoning Ordinance, because many business offices generally have very few visitors using their parking facilities, and because there is no practical way to determine which parking spaces in particular are being used by employees; "long term employee spaces" is deemed to refer to all parking spaces associated with Business and Professional Office Uses. Therefore if a parking lot serving a Business and Professional Office Use has more than 10 parking spaces, half of the spaces after the first 10 may be compact spaces, as is shown in the following example:

	8,000 sq. ft. business office building
÷	1 space per 250 sq. ft. of rentable floor area
=	**32 required parking spaces**

	32 required parking spaces
–	first 10 spaces must be standard size
=	**22 parking spaces remaining**

	22 parking spaces
x	½ of parking spaces after first 10 may be compact
=	**11 compact spaces**

	32 required parking spaces
–	11 compact spaces
=	**21 standard spaces**

Total parking provided: 21 standard size spaces
11 compact size spaces