

§ 59-10600. Off-street parking requirements.

TABLE 10600.1: PARKING REQUIREMENTS		
USE UNIT		PARKING STANDARD ^{1,2}
59-8150	AGRICULTURE USE UNITS	
8150.1	Agricultural Processing: General	Director approval
8150.2	Agricultural Processing: Limited	Director approval
8150.3	Animal Raising: Commercial	Director approval
8150.4	Animal Raising: Commercial Feedlots	Director approval
8150.5	Animal Raising: Personal	Director approval
8150.6	Animal Waste Processing	Director approval
8150.7	Horticulture	For Building Area (Excluding Greenhouse): See Table 10600.2 I Retail + Greenhouse: See Table 10600.2 IV, Warehouse
8150.8	Row and Field Crops	Director approval
59-8200	RESIDENTIAL USE UNITS	
8200.1	Congregate Care Housing and Convalescent Homes	1/3 beds + 1/300 sf of administrative area
8200.3	Group Residential	1/2 occupants
8200.4	Live/Work Units	1/du
8200.5	Low Impact Institutional: Residential-Oriented	2/du + garage
8200.6	Manufactured Home Residential	2/du
8200.7	Manufactured (Mobile) Home Residential	2/du
8200.12	Multiple-Family Residential	
	Per Efficiency and One Bedroom Unit	1.5/du
	Per Two or More Bedroom Unit	2/du
8200.13	Senior Independent Living	0.5/du
8200.14	Single-Family Residential	2/du + garage
8200.15	Three- and Four-Family Residential	2/du
8200.16	Two-Family Residential	2/du + garage
59-8250	CIVIC USE UNITS	
8250.2	Community Recreation: General	
	Golf Courses	5/green
	Clubhouses	1/100 sf GFA
	Swim Centers	1/150 sf of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	5/court

	Playgrounds, Playfields, Marina, Boat Dock, Public Parks	Director approval
8250.3	Community Recreation: Property Owners Association	
	Clubhouses	1/300 sf GFA
	Swimming Pools	1/300 sf of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	2/court
	Playgrounds	Director Approval
8250.4	Community Recreation: Restricted	
	Golf Courses	5/green + 1/200 sf GFA of public building area
	Swim Centers	1/150 sf of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	5/court
	Playgrounds, Playfields, Public Parks	Director approval
8250.5	Cultural Exhibits	1/400 sf GFA
8250.6	Domestic Violence Shelters	Director approval
8250.7	Emergency Shelters and Feeding Sites	Director approval
8250.8	Forced Detention or Correction Facilities	1/2 employees + 1/25 inmates
8250.9	Heavy Public Protection and Utility	Director approval
8250.10	High Impact Institutional	
	General Colleges and Universities	1/4 classroom seats
	Hospitals and Sanitariums	2/bed + 1/500 sf GFA of emergency room and outpatient care (where such care is specifically provided)
8250.11	Library Services and Community Centers	
	Libraries	1/400 sf GFA
	Community Centers	1/300 sf GFA
8250.12	Light Public Protection and Utility: General	Director Approval
8250.13	Light Public Protection and Utility: Restricted	Director Approval
8250.14	Low Impact Institutional: Neighborhood-Related	
	Kindergarten and Elementary Schools	1/10 classroom seats
	Churches, Temples, Synagogues	1/4 seats in chapel
8250.15	Moderate Impact Institutional	
	Junior High Schools	1/10 classroom seats
	High Schools	1/4 classroom seats
	Vocational Schools	1/2 classroom seats
8250.17	Residential Facilities for Dependent and Neglected Children	1/4 beds
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers	1/3 beds

8250.19	Transitional Mental Health Residential Facilities	1/3 beds
59-8300	COMMERCIAL AND OFFICE USE UNITS	
8300.1	Administrative and Professional Offices	See Table 10600.2 II, Office
8300.2	Adult Day Care Facilities	1/employee
8300.3	Adult Entertainment Uses	5/1,000 sf
8300.4	Agricultural Supplies and Services	See Table 10600.2 I, Retail
8300.5	Alcoholic Beverage Retail Sales	See Table 10600.2 I, Retail
8300.6	Animal Interment Services	2 + 1/2 employees
8300.7	Animal Sales and Services: Auctioning	See Table 10600.2 I, Retail
8300.8	Animal Sales and Services: Grooming	See Table 10600.2 I, Retail
8300.9	Animal Sales and Services: Horse Stables	1/2 stalls
8300.10	Animal Sales and Services: Kennels and Veterinary, General	See Table 10600.2 I, Retail
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted	See Table 10600.2 I, Retail
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	1/500 sf GFA; 5 spaces minimum
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment	1/500 sf GFA
8300.16	Automotive Auction	1/5,000 sf of sales area
8300.18	Automotive and Equipment: Automobile Dealerships and Malls	
	For showroom/office area	3/1,000 sf of sales area
	For outside lot	1/5,000 sf of sales area
	For service area and body shop	1/500 sf of service and/or shop area
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment	
	For showroom area	3/1,000 sf of sales area
	For outside lot	1/5,000 sf of sales area
	For service area and body shop	1/500 sf of service and/or shop area
8300.20	Automotive and Equipment: Sales and Rentals, Manufacture (Mobile) Homes and Recreational Vehicles	
	For showroom area	3/1,000 sf of sales area
	For outside lot	1/5,000 sf of sales area
	For service area and body shop	1/500 sf of service and/or shop area
8300.21	Automotive and Equipment: Storage	2 + 1/employee
8300.22	Bingo Parlors	1/100 sf of GFA
8300.23	Building Maintenance Services	See Table 10600.2 I, Retail
8300.24	Business Support Services	See Table 10600.2 II, Office
8300.25	Child Care Centers	1/10 children enrolled + 1/20 children enrolled for queuing (loading and unloading); 2 queuing spaces minimum
8300.26	Commercial Blood Centers	1/300 sf
8300.31	Construction Sales and Services	

	For showroom area	See Table 10600.2 I, Retail
	For outside lot	See Table 10600.2 IV, Warehousing (substitute lot area for GFA)
8300.32	Convenience Sales and Personal Services	See Table 10600.2 I, Retail
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted	1/100 sf GFA + with dancing: 1 additional space, with live music: Director approval
8300.34	Eating Establishments: Drive-In	1/100 sq. ft., provided however that cold storage area shall not be included in the computation of GFA for parking purposes
8300.35	Eating Establishments: Fast Food	1/50 sf, provided however that cold storage area shall not be included in the computation of GFA for parking purposes
8300.36	Eating Establishments: Fast Food, With Drive-Through Order Windows	1/85 sf, provided however that cold storage area shall not be included in the computation of GFA for parking purposes
8300.37	Eating Establishments: Sitdown, Alcohol Not Permitted	1/100 sf GFA
8300.38	Eating Establishments: Sitdown, Alcohol Permitted	1/100 sf GFA + with dancing: 1 additional space, with live music: director approval
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted	1/100 sf GFA
8300.40	Family Day Care Homes	None required
8300.41	Food and Beverage Retail Sales	See Table 10600.2 I, Retail
8300.42	Funeral and Interment Services: Cremating	1/4 chapel seats + 1/1 employees
8300.43	Funeral and Interment Services: Interring	1/4 chapel seats + 1/1 employees
8300.44	Funeral and Interment Services: Undertaking	See Table 10600.2 II, Office
8300.45	Gasoline Sales, Large	For Building Area: See Table 10600.2 I, Retail
8300.46	Gasoline Sales, Small: Restricted	For Building Area: See Table 10600.2 I, Retail
8300.47	Gasoline Sales: Truck Stops	1/200 sf of building area
8300.48	Laundry Services	See Table 10600.2 I, Retail
8300.49	Lodging Accommodations: Bed and Breakfast	2/du + 1/guestroom
8300.50	Lodging Accommodations: Campgrounds	1/2 spaces
8300.51	Lodging Accommodations: Commercial Lodging	1/rental + required parking for other uses
8300.52	Medical Services: General	See Table 10600.2 I, Retail
8300.53	Medical Services: Restricted	See Table 10600.2 II, Office
8300.55	Participant Recreation and Entertainment: Indoor	
	Bowling Alleys	5/lane
	Billiard Parlors	See Table 10600.2 I, Retail

	Dance halls	1/50 sf of club area and 1/100 sf of remaining GFA
	Gymnasiums, Health Clubs	See Table 10600.2 I, Retail
	Skating Rinks	1/300 sf
	Arcades	See Table 10600.2 I, Retail
	Theaters	1/4 seats
8300.56	Participant Recreation and Entertainment: Outdoor:	
	Driving Ranges	1/2 driving stations
	Miniature Golf	2/3 holes
	Go-Cart Tracks	1/60 sf of waiting area
	Drive-in Theaters	6 spaces minimum, plus adequate viewing spaces
	Amusement Parks	Director Approval
8300.57	Payday or Title Loan Agencies	See Table 10600.2 II, Office
8300.58	Personal Services: General	See Table 10600.2 II, Office
8300.59	Personal Services: Restricted	See Table 10600.2 II, Office
8300.60	Personal Storage	1/5,000 sf of all buildings (including office)
8300.61	Repair Services: Consumer	See Table 10600.2 I, Retail
8300.62	Research Services: Restricted	See Table 10600.2 II, Office
8300.63	Retail Sales and Services: General	See Table 10600.2 I, Retail
8300.64	Retail Sales and Services: Outdoor Swap Meets	1/500 sf of vendor area
8300.65	Retail Sales and Services: Pawn Shops	See Table 10600.2 I, Retail
8300.67	Spectator Sports and Entertainment: General	Director approval
8300.68	Spectator Sports and Entertainment: High Impact	Director approval
8300.69	Spectator Sports and Entertainment: Restricted	Director approval
59-8350	INDUSTRIAL USE UNITS	
8350.1	Aboveground Flammable Liquid Storage: General	Director approval
8350.2	Aboveground Flammable Liquid Storage: Restricted	Director approval
8350.3	Custom Manufacturing	See Table 10600.2 III, Manufacturing and Industrial
8350.4	Hazardous Industrial	See Table 10600.2 III, Manufacturing and Industrial
8350.5	Hazardous Waste Disposal	1/employee
8350.6	Industrial, Heavy	See Table 10600.2 III, Manufacturing and Industrial
8350.7	Industrial, Moderate	See Table 10600.2 III, Manufacturing and Industrial

8350.8	Industrial, Light	See Table 10600.2 III, Manufacturing and Industrial
8350.10	Research and Development	See Table 10600.2 II, Office
8350.11	Recycling Collection and Processing Facilities	See Table 10600.2 III, Manufacturing and Industrial
8350.12	Sanitary Landfills	1/employee
8350.13	Scrap Operations	Director Approval
8350.14	Stockyards	Director Approval
8350.15	Wholesaling, Storage and Distribution: General	See Table 10600.2 IV, Warehousing (substitute total site area for GFA)
8350.16	Wholesaling, Storage and Distribution: Restricted	See Table 10600.2 IV, Warehousing
59-8400	TRANSPORTATION USE UNITS	
8400.1	Railroad Facilities: Refuse, Biomedical Waste and Hazardous Waste	Director approval
8400.2	Transportation Facilities: Aircraft	Director approval
8400.3	Transportation Facilities: Surface, Passenger	Director approval
8400.4	Transportation Facilities: Surface, Restricted	See Table 10600.2 IV, Warehouse
8400.5	Transportation Facilities: Surface General	See Table 10600.2 IV, Warehouse
59-8450	EXTRACTIVE USE UNITS	
8450.1	Mining and Processing: Mineral and Raw Materials	Director approval
8450.2	Mining and Processing: Oil and Gas	Director approval
8450.3	Underground Injection Wells: Disposal Wells	Director approval
8450.4	Underground Injection Wells: Enhanced Recovery Injection Wells	Director approval

TABLE 10600.2: PARKING REQUIREMENTS FOR USE CATEGORIES	
TABLE 10600.2 I: RETAIL¹	
For the first 12,000 sf GLA	1 space/200 sf GLA
From 12,001 to 48,000 sf GLA	1 space/225 sf GLA
From 48,001 to 120,000 sf GLA	1 space/300 sf GLA
Over 120,001 sf GLA	1 space/325 sf GLA
TABLE 10600.2 II: OFFICE	
For the first 8,000 sf GLA	1 space/200 sf GLA
From 8,001 to 12,000 sf GLA	1 space/250 sf GLA
From 12,001 to 48,000 sf GLA	1 space/300 sf GLA
Over 48,000 sf GLA	1 space/350 sf GLA
TABLE 10600.2 III: MANUFACTURING AND INDUSTRIAL	

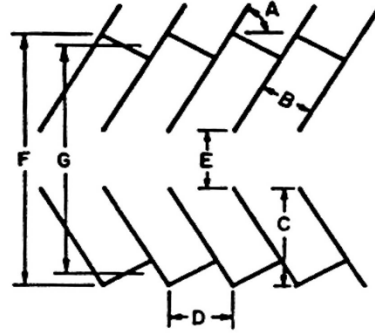
For the first 20,000 sf GFA	1 space/500 sf GFA
Over 20,000 sf GFA	1 space/1,000 sf GFA
TABLE 10600.2 IV: WAREHOUSING	
For the first 20,000 sf GFA	1 space/1,000 sf GFA
Over 20,000 sf GFA	1 space/5,000 sf GFA

¹ GLA = Gross Leasable Area; GFA = Gross Floor Area.

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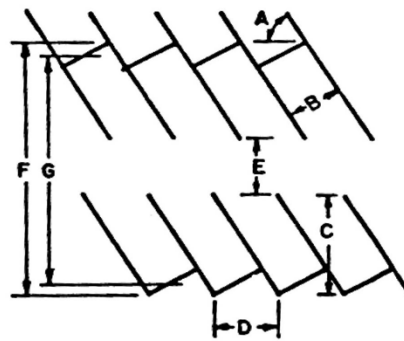
TABLE V
PARKING LAYOUT DIMENSIONS
FOR 8'6" AND 9'0" (MINIMUM STANDARDS)
AT VARIOUS ANGLES WITH ONE-WAY AISLES

A	B	C	D	E	F	G
45°	8'6"	18.7	12.0	12.8	50.2	44.5
	9'0"	19.1	12.7	12.3	50.5	44.7
60°	8'6"	19.8	9.8	17.6	57.2	53.2
	9'0"	20.1	10.4	17.1	57.3	53.0
75°	8'6"	19.6	8.8	20.3	60.0	57.9
	9'0"	19.7	9.3	20.6	60.0	57.7



PARKING LAYOUT DIMENSIONS
FOR 8'6" AND 9'0" (MINIMUM STANDARDS)
AT VARIOUS ANGLES WITH TWO-WAY AISLES

A	B	C	D	E	F	G
45°	8'6"	18.7	12.0	22.6	60.0	54.3
	9'0"	19.1	12.7	21.8	60.0	54.2
60°	8'6"	19.8	9.8	20.4	60.0	56.0
	9'0"	20.1	10.4	19.8	60.0	55.7
75°	8'6"	19.6	8.8	20.8	60.0	57.9
	9'0"	19.7	9.3	20.6	60.0	57.7



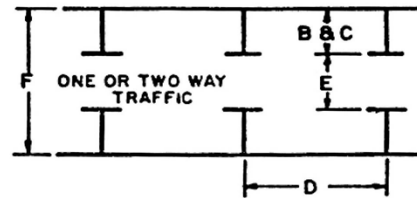
- A. Stall Angle
- B. Stall Width
- C. Vehicle Projection for 18' Stall Length
- D. Curb Length Per Car

- E. Aisle Width
- F. Wall to Wall Width for Double Aisle
- G. Overlap Center to Overlap Center Width for Double Aisle

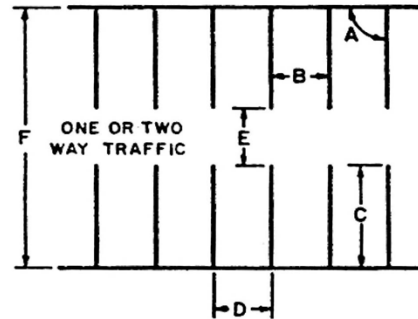
ZONING

TABLE VI
PARKING LAYOUT DIMENSIONS
(MINIMUM STANDARDS)
AT 0 AND 90 DEGREE ANGLES

A	B	C	D	E	F
0°	8'0"	8.0	22.0	12.0 (24.0)	28.0 (one-way) (40.0) (two way)



A	B	C	D	E	F
90°	8'6"	18.0	8.5	24.0	60.0
	9'0"	18.0	9.0	24.0	60.0



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| A. Stall Angle | D. Curb Length Per Car |
| B. Stall Width | E. Aisle Width |
| C. Vehicle Projection for 18' Stall Length | F. Wall to Wall Width for Double Aisle |

H. Queueing Spaces/Queueing Lanes. Queueing spaces and lanes as required for certain uses in this chapter shall conform to the following standards:

- (1) No required queueing space or lane may occupy any portion of a public right-of-way, shall not block any required parking spaces, and shall not block any access drive.
- (2) Queueing spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.
- (3) Queueing spaces and lanes may not be used to satisfy the off-street parking or loading requirements of this section.

(Ord. No. 24009, § 8, 2-2-10; Ord. No. 24726, § 7, 8-13-13)

10600.4 Parking Lot Design.

A. Internal Pedestrian Access.

- (1) The purpose of establishing internal pedestrian access is to provide visual breaks in large parking areas and provide safe pedestrian connections between parking areas, building entrances, any outparcels, and the public right-of-way.
- (2) Internal pedestrian access ways shall be required for parking lots consisting of 200 or more parking spaces where the distance from the main structure to the public right-of-way is greater than 140 feet, as follows:
 - (a) An internal pedestrian access way shall be located within 150 feet of each parking space.

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- (b) Internal pedestrian access ways shall be a minimum of five feet in width and free from obstructions, including bumper overhang.
 - (c) Surfacing materials for internal pedestrian access ways shall meet American with Disabilities Act requirements and be safe and conducive for navigation by strollers, wheelchairs, walkers and carts.
 - (d) Internal pedestrian access ways shall be clearly demarcated by methods such as contrasting colored paving material, painted markings, or other American with Disabilities Act compliant materials.
 - (e) Where any internal pedestrian access way is adjacent to a parking space, the internal pedestrian access way shall be protected by Parking Lot Islands, Peninsulas, and/or continuous landscaped strips, as set forth in Article XI. § 59-11250.E of this Chapter.
 - (f) Internal pedestrian access ways shall have lighting as required in Article XII. § 59-12350 of this Chapter.

10600.5 Parking Reductions.

- A. The number of required parking spaces may be reduced by utilizing any of the following methods, provided the total reduction does not exceed 25 percent of the minimum parking requirement. These reductions in no way relieve the property owner from compliance with § 59-10150.3 of this Chapter regarding the requirement to provide and maintain adequate parking for the proposed use.
 - (1) *Bicycle Parking.* The number of required parking spaces may be reduced by one space for every two bicycle parking spaces installed, provided:
 - (a) Bicycle parking is located no farther than the closest vehicle parking space and is located proximate to a pedestrian connection to the main building;
 - (b) Each space is constructed on or over a paved surface and includes a durable, securely anchored device that supports the frame of the bicycle in a minimum of one place and accommodates a U-shaped lock or cable lock to secure the frame and at least one wheel;
 - (c) Individual bicycle parking stalls shall be a minimum of three feet wide, six feet long, with a minimum overhead clearance of seven feet, and a minimum of five feet clearance on one side of the rack to maneuver.
 - (2) *Motorcycle and Scooter Parking.* The number of required parking spaces may be reduced by one space for every two motorcycle or scooter parking spaces installed, provided the minimum size of each individual space is four feet by seven feet.
 - (3) *On-Street Parking.* The number of required parking spaces may be reduced by one space for every one delineated on-street parking space immediately abutting the site, provided:
 - (a) The on-street parking space is located within 200 feet of the building; and
 - (b) Pedestrian access is provided from the on-street parking to the building.
 - (4) *Tree Preservation.* The number of required parking spaces may be reduced by one space for every one existing Significant Tree (as defined in Article XI, § 59-11400.), provided:
 - (a) The existing Significant Tree is within the parking lot or within ten feet of the parking lot perimeter;

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- (b) The area beneath the drip line of the tree (an imaginary line perpendicular from the edge of the tree's canopy to the ground) is protected during construction, and is preserved as a landscaped area.
 - (5) *Landscaping.* The number of required parking spaces may be reduced by one space for every additional 12 points of Parking Lot Plantings.
 - (6) *Administrative Adjustment.* If the maximum parking reduction of 25 percent has been met by the options above, the Development Services Director may approve an additional reduction of up to five percent in the number of required parking spaces for a particular site, so long as it clearly can be determined that the reduced number of parking spaces can accommodate the anticipated parking demand of the site, and there will be no adverse impact to the abutting streets or other uses in the vicinity.

(Ord. No. 24174, § 2, 11-2-10; Ord. No. 24291, § 5, 6-21-11; Ord. No. 26033, § 1, 10-9-18)