

APPENDIX E

CAR AND CYCLE PARKING STANDARDS

The following tables list car and cycle parking standards for the purposes of assessing planning applications for development within the City of York.

Key to tables:

**Metric equivalents have been rounded
except where stated, all floor area relates to Gross Floor Area (GFA)**

* Operational parking standards only apply where commuted payments are levied

** Operational space for service vehicles is required, normally within the site, which will adequately cater for the expected servicing needs of the development, without having an adverse effect on the safety of pedestrians or other vehicles or causing highway congestion

Only applies to proposed developments of more than 3,000 sq ft (300 sq m)

Commuted payments to apply to cycle parking in the Foot streets

i) Commuted Payments

Where commuted payments are specified, the required sum is as below :

Cars Business (B1): £3,000 per space
 Retail (A1, A2, A3): £5,000 per space

Cycles: £100 per space for uncovered spaces
 £ 500 per space for covered spaces

All commuted sums payable after 31 March 1996 will vary according to the Retail Price Index and will be contribute towards providing appropriate additional transport facilities for the particular location concerned.

ii) Zone Definitions

The following definitions are referred to in the parking standards

York City Centre Foot streets: As defined on Local Plan Proposals Map

York City Centre and District Centres: As defined on Local Plan Proposals Map

Rest of District: All areas outside York City Centre Foot streets, York City Centre and District Centres

Built-up Area: Urban Area outside City Centre (Use Class B1 only)

Outside Built-up Area: Urban Fringe and Rural Area (Use Class B1 only)

Where no zone is specified the standards apply to the whole of the City of York Council area.

iii) **Criteria for car parking standard flexibility**

The car parking standards stated are **maximum**. In addition, each development proposal assessed downward according to site conditions, using the maximum standard as a starting point. This will allow for variations, depending on the individual characteristics of each site. The criteria for assessment will include:

- the built environment
- on street parking capacity
- access and amenity implications for other residents
- road width
- traffic levels
- type of development proposed
- accessibility to York City Centre by foot or bicycle
- level of public transport provision

iv) **Cycle Parking**

All long stay cycle parking (i.e. that provided for residents or employees as opposed to shoppers, users of leisure facilities, etc) should be **both covered and secure** where this is practical and possible. In the case of cycle parking standards where the number of spaces per employee is not specified under that particular use class, the Council will negotiate with the applicant for a target of 25% of the required cycle parking provision to be covered and secure.

v) **New Build/Change of use**

The parking standards apply to both new build and change of use applications. In some cases where change of use is sought, the appropriate standard will be physically impossible. In these cases the individual application will be considered in accordance with the criteria outlined in (iii) above to determine whether provision below the stated standard is acceptable, with commuted payments being paid in lieu of parking spaces where appropriate.

vi) **Car Parking for people with mobility problems**

Car parking spaces should be designed in accordance with the supplementary guidance set out in the '**York Access Design Guide**'.

Parking bays should be located adjacent to the most accessible entrances. Bays should be indicated by signs, road markings and include dropped kerbs where necessary. The route from the parking bay should be adequately lit with signage suitable for the visually impaired. In the case of shopping, leisure and recreational developments a proportion of the designated bays should be marked out for the use of parents with young children.

The numbers of designated spaces that should be provided are:

Target standard for the development	Employment Premises	Shopping, Leisure and Recreational facilities
Between 10 and 200 spaces	5% of total spaces with a minimum of 1 space	6% of total spaces with a minimum of 3 spaces
Over 200 spaces	4% of total spaces	7% of total spaces

SHOPS, FINANCIAL AND PROFESSIONAL SERVICES (A1/A2)
-YORK CITY CENTRE AND DISTRICT CENTRES

Zone	Car Parking Spaces per sq ft (sq m)	Operational Requirement *	Commuted Payments #	Minimum Cycle Parking Spaces per sq ft (sq m)
York City Centre Foot streets	1:750 (1:70)	None	Compulsory	1:600 (1:55) ##
Rest of York City Centre and District Centres	1:750 (1:70)	**	Negotiable	1:600 (1:55)

SHOPS (A1) - REST OF DISTRICT

Shop Type	Car Parking Spaces Per sq ft (sq m)	Operational Requirement *	Commuted Payments	Minimum Cycle Parking Spaces per sq ft (sq m)
Shops < 2500 sq m	Staff - 1:1100 (1:100) Customers - 1:320 (1:30)	**	Negotiable	1:400 (1:36)
Shops > 2500 sq m	Staff - 1:1100 (1:100) Customers - 1:110 (1:10)	**	Negotiable	1:400 (1:36)
DIY Stores	Staff - 1:1100 (1:100) Customers - 1:160 (1:15)	**	Negotiable	1:600 (1:55)
Retail Warehousing	Staff - 1:1100 (1:100) Customers - 1:270 (1:25)	**	Negotiable	1:850 (1:80)
Garden Centres [Net retail floorspace]	Staff - 1:1100 (1:100) Customers - 1:270 (1:25)	**	Negotiable	1:850 (1:80)

FINANCIAL AND PROFESSIONAL SERVICES (A2) - REST OF DISTRICT

Zone	Car Parking Spaces per Sq ft (sq m)	Operational Requirement	Commuted Payments	Minimum Cycle Parking Spaces per sq ft (sq m)
Rest of District	1:750 (1:70)	None	Negotiable (for any under provision in car parking)	1:600 (1:55)

FOOD AND DRINK (A3)

Zone	Car Parking Standard	Operational Requirement *	Commuted Payments	Minimum Cycle Parking Standard
York City Centre Foot streets	1 per 15 sq m customer floor space	None	Compulsory	1 per 10 sq m customer floorspace ##
Rest of York City Centre and District Centres	1 per 10 sq m customer floorspace	**	Negotiable	1 per 10 sq m customer floorspace
Rest of District	1 per 5 sq m customer floorspace	None	Negotiable (for any under provision in car parking)	1 per 10 sq m customer floorspace

BUSINESS (B1)

Zone	Car Parking Spaces per sq ft (sq m)	Operational Requirement - Car Parking Spaces per sq ft (sq m) *	Commuted Payments #	Minimum Cycle Parking Spaces per sq ft (sq m)
York City Centre Foot streets	1:500 (1:45)	None	Compulsory	1:660 (1:60) ##
Rest of York City Centre and District Centres	1:500 (1:45)	1:2200 (1:200)	Compulsory - based on difference between operational requirement and the car parking standard	1:660 (1:60)
Built-up Area	1:500 (1:45)	N/A	Negotiable (for any under provision in car parking)	1:660 (1:60)
Outside Built-up Area	1:330 (1:30)	N/A	as above	1:660 (1:60)

GENERAL INDUSTRIAL AND WAREHOUSING (B2, B8)

Use Class	Car Parking Spaces per sq ft (sq m)	Operational Requirement - Car Parking Spaces per sq ft (sq m)	Minimum Cycle Parking Spaces per sq ft (sq m)
B2	1:800 (1:75)	1:5500 (1:500)	1:800 (1:75)
B8	1:3200 (1:300) + 1:500 (1:45) office space	1:2700 (1:250)	1:3200 (1:300) + 1:500 (1:60) office space

HOTELS, GUEST HOUSES (C1) - YORK CITY CENTRE FOOTSTREETS

Car Parking Standard	Operational Requirement	Commuted Payments	Minimum Cycle Parking Standard ##
Guests - 1 space per 4 bedrooms + 1 coach space per 100 bedrooms	None	Negotiable (for any under provision in car parking)	1 space per 10 bedrooms

NB:

- 1) Foot streets access limitations will apply
- 2) any public bars or restaurants and conference facilities will be assessed separately as per standards for A3 and D1 uses

HOTELS, GUEST HOUSES (C1) - YORK CITY CENTRE AND DISTRICT CENTRES

Size of Facility	Car Parking Standard	Operational Requirement	Commuted Payments	Minimum Cycle Parking Standard ##
20 bedrooms or more	Guests - 1 space per 4 bedrooms + 1 coach space per 100 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 10 bedrooms
< 20 bedrooms	Guests - 1 space per 4 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 2 bedrooms

NB: any public bars or restaurants and conference facilities will be assessed separately as per standards for A3 and D1 uses

HOTELS, GUEST HOUSES (C1) - REST OF DISTRICT

Size of Facility	Car Parking Standard	Operational Requirement	Commuted Payments	Minimum Cycle Parking Standard
20 bedrooms or more	Guests - 1 space per 2 bedrooms + 1 coach space per 100 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 10 bedrooms
< 20 bedrooms	Guests - 1 space per 2 bedrooms	1 space per resident staff	Negotiable (for any under provision in car parking)	1 space per 2 bedrooms

NB: any public bars or restaurants and conference facilities will be assessed separately as per standards for A3 and D1 uses

DWELLINGHOUSES (C3) - CAR PARKING - WITHIN THE CURTILAGE OF EACH DWELLING OR WITHIN COMMUNAL PARKING COURTS

Zone	Type of dwelling	Car Parking Standard
York City Centre Foot streets	All types	0
Rest of York City Centre, District Centres and Rest of District	1 or 2 bedrooms	1 per dwelling (can include garage)
	3 or more bedrooms	2 per dwelling (can include garage)

NB: in addition, outside the Foot streets and York City Centre, a visitor parking standard equal to 1 space per 4 dwellings will be required. This can be provided on street.

DWELLINGHOUSES (C3) - CYCLE PARKING

Type of Dwelling	Minimum Cycle Parking Standard ##
Affordable housing or other dwellings without garage	1 covered space per 1/2 bedroom dwelling, 2 spaces per 3-bed dwelling and above.
Dwelling with garage	As above with spaces possibly accommodated in garage depending on garage size.
Flats above shop	Preferred: 1 covered space / flat Alternative: 1 locking ring in secure access yard
Moored houseboats	1 secure space per boat

RESIDENTIAL (C1/C2/C3) - SPECIAL CATEGORIES

Type of Use	Zone	Car Parking Standard	Minimum Cycle Parking Standard
Multiple Occupation / Bed sits	York City Centre Foot streets	None	1 per unit ##
	Rest of York City Centre and District Centres	1 per 3 units	1 per unit
	Rest of District	1 per 2 units	1 per unit
Student Accommodation	York City Centre Foot streets	None	1 per unit ##
	Rest of York City Centre, District Centres and Rest of District	1 per 5 units + 2 spaces if resident warden	1 per unit
Sheltered Housing	York City Centre Foot streets	None	1 per 2 staff ##
	Rest of York City Centre, District Centres and Rest of District	1 per 4 units + 2 spaces if resident warden + 1 space per 2 non residential staff	1 per 2 staff

EDUCATION (D1)

Type	Car Parking Standard [Zero in Foot streets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
All D1 Education uses	2 spaces per 3 staff	Facilities for contract buses and visitors to set down off street	2 spaces per 3 staff
Crèche / Nursery School (staff as above)	Visitors - 1 space per 9 children	As above	1 space per 9 children
Primary and Secondary Schools (staff as above)	Visitors - 1 space per 45 pupils Students - 1 space per 7 pupils aged 17+	As above	1 space per 45 pupils 1 space per 10 pupils (5-11 yrs) 1 space per 3 pupils (12+ yrs)
Sixth Form Colleges / Colleges of Further Education (staff as above)	Students / Visitors - 1 space per 7 students (F.T.E.)	As above	1 space per 3 students (F.T.E)

MEDICAL (C2 / D1)

Type	Car Parking Standard [Zero in Foot streets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
Hospitals	Staff - 1 space per 4 other staff Visitors - 1 space per 2 beds	1 car parking space per Doctor	1 space per 2 other staff 1 space per 3 beds
Health Centres / Medical Surgeries	Staff - 1 space per 4 other staff Patients - 2 spaces per consulting room	1 car parking space per professional staff	1 space per 4 other staff 2 spaces per consulting room

NON-RESIDENTIAL INSTITUTIONS (D1)

Type	Car Parking Standard [Zero in Foot streets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
Community Centres; Libraries; Museums; Art Galleries;	1 space per 200 sq ft (1 per 20 sq m)	Space for mobile library van if required	1 space per 300 sq ft (1 per 30 sq m)
Conference Centres	1 space per 100 sq ft (1 per 10 sq m)	1 coach space per 50 seats	1 space per 300 sq ft (1 per 30 sq m)
Places of Worship	1 space per 8 sq m	None	1 space per 8 sq m

LEISURE - e.g. CINEMAS, BINGO, BOWLING ALLEYS, CONCERT HALLS, NIGHTCLUBS (D2)

Zone	Car Parking Standard	Operational Requirement *	Commuted Payments #	Minimum Cycle Parking Standard
York City Centre Foot streets	1 space per 6 seats or 12 sq m of public floorspace	None	Compulsory	1 space per 5 seats or 10 sq m of public floorspace ##
Rest of York City Centre and District Centres	1 space per 6 seats or 12 sq m of public floorspace	**	Negotiable	1 space per 5 seats or 10 sq m of public floorspace
Rest of District	1 space per 4 seats or 8 sq m of public floorspace	Space for coaches to set down as appropriate	Negotiable	1 space per 5 seats or 10 sq m of public floorspace

SPORTS / RECREATION e.g. STADIA, SPORTS FACILITIES, SPORTS CENTRES (D2)

Type	Car Parking Standards [Zero in Foot streets]	Commuted Payments	Minimum Cycle Parking Standard
All indoor or outdoor sports / recreation facilities under this category	1 space per 2 staff + 1 space per 2 players + 1 space per 5 spectator seats + coach spaces as appropriate	Negotiable	1 space per 3 staff + 1 space per 2 players + 1 space per 5 spectators
Swimming Pools / Ice Rink (staff and spectators as above)	Users - 1 space per 10 sq m of pool / rink	Negotiable	Users - 1 space per 5 sq m of pool / rink
Health Clubs / Gymnasiums (staff and spectators as above)	Users - 1 space per 10 sq m of public floorspace	Negotiable	Users - 1 space per 5 sq m of public floorspace
Golf Courses (staff and spectators as above)	Players - 3 spaces per hole [social facilities to be assessed separately]	Negotiable	Players - 1 space per two holes
Marinas (staff as above)	Users - 1 space per 1.5 berths	n/a	Users - 1 space per 2 berths
Caravan / Camping Sites (staff as above)	Users - 1 space per pitch Visitors: 1 space per 10 pitches	n/a	1 space per pitch 1 space per 15 pitches

SUI GENERIS

Type	Car Parking Standard [Zero in Footstreets]	Operational Requirement [Zero in Foot streets]	Minimum Cycle Parking Standard
Garage/Service stations/Car repair workshops/Petrol filling stations	Staff: 1 space per 2 staff Sales: 1 space per 4 cars displayed Servicing: 2 spaces per servicing bay [Retailing: to be assessed separately]	1 space per breakdown or towing vehicle; 1 space per petrol pump; + 5 spaces for each car wash	1 space per 3 staff