

OFF-STREET PARKING

Building Permit Requirements and Information



PLANNING & DEVELOPMENT DEPARTMENT



When is parking required?

Parking is required with a building permit application for:

- new commercial building or additions
- new residential developments
- any change of use classifications.

How many parking spaces are needed for my development?

Each proposed use requires a different number of parking spaces, based on development size and context. Please refer to the table in Sec. 26-492.

For more information visit the municode site:

<http://bit.ly/muni-h>

(or scan code using your mobile phone camera)



Parking Options

Parking requirements for each use classification Sec. 26-492

The table shows each use classification and the number of parking spaces required. The definitions describe each classification with more detail.

Shared parking Sec. 26-500

Different use classifications can share parking supply based on time of day usage.

Special parking area (SPA) Sec. 26-510

City Council may designate a SPA to accommodate parking needs in certain areas of the city.

Off-site parking Sec. 26-499

Required parking spaces may be provided off-site up to 500', 800' or 1000' away.

Compact car spaces Sec. 26-585

Up to 35% of parking spaces may be designated as compact spaces.

Restaurant patios and seating Sec. 26-492

A patio can be added without requiring additional parking spaces. The patio must be less than 15% of the Gross Floor Area (GFA) of the restaurant.

Unspecified uses Sec. 26-493

The Director shall determine the number of parking spaces for any use not specified in the code.

Parking variance through the Planning Commission Sec. 26-561

Parking Reductions

Bicycle reduction Sec. 26-497

The ordinance allows a 10% vehicle parking reduction with the inclusion of bicycle parking. Applies to all land uses except single family residential.

Parking reduction for historic buildings Sec. 26-498

A 40% parking reduction is allowed for redeveloping a designated historic building. The building must be a protected landmark or contributing structure with a certificate of appropriateness approval form.

Parking reductions for Transit-Oriented Developments Sec. 26-503

100% parking reduction for developing along a primary Transit Oriented Street (TOD) and 50% reduction for developing along a secondary TOD Street.

Modification of parking requirements Sec. 26-504

Up to 5 parking spaces reduction with an application for modification of parking requirements.

Shopping centers with certain use classifications Sec. 26-495

Shopping centers are permitted a 20% reduction for certain uses.

Market based parking area Sec. 26-471



scan code using your mobile phone camera

100% parking reduction for developing within the boundaries of the Market Based Parking area. Visit: <https://mycity.houstontx.gov/houstonmapviewer/>

Contact Information

Houston Permitting Center
832-394-9494

Monday-Friday, 8 a.m. to 5 p.m.

For more information or questions contact Planning staff at 832-394-8849 or visit the Houston Permitting Center:

www.houstonpermittingcenter.org



The Off-street Parking and Loading ordinance can be found in municode Houston, Chapter 26, Article VIII.

