City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Parking Calculations for Retail Centers
Guideline

Parking Calculations for Centers Built After 1999

- Subtract any area designated as hotels, theaters, schools and medical offices from gross area. This new area will be hereafter referred to as adjusted gross area (AGA). Parking for hotels, theaters, schools and medical offices shall be calculated separately. (A)
- Calculate 1 space per 250 square feet for the tenant leaseable area (typically 95% of AGA). (B)
- Determine the percentage of gross public assembly uses (Gross Public Assembly/AGA X 100%). If the gross public assembly exceeds 20%, a parking surcharge will be required.
- Determine the area of gross public assembly uses that exceeds 20%. This area will be called surcharge area (SA). Determine the ratio of each type of public assembly use (i.e. restaurants, outdoor dining, health clubs, etc.) and split up the SA into each use.
- Calculate the surcharge using the base parking requirements for each use. The net area for the SA (i.e. 65% for restaurants, 100% for outdoor dining, 80% for health clubs, etc.) should be used for the calculation. (C)
- To avoid double charging for the same area, subtract 1 space per 250 square feet of the tenant leaseable area of the SA. (D)
- Determine the total parking required. (A + B + C – D = Total Required)

Parking Calculations for Centers Built Prior to 1999

- Subtract any area designated as hotels, theaters, schools, fitness centers and medical offices from gross area. This new area will be hereafter referred to as adjusted gross area (AGA). Parking for hotels, theaters, schools, fitness centers and medical offices shall be calculated separately. (A)
- Calculate 1 space per 250 square feet for the tenant leaseable area (typically 95% of AGA). (B)
- Determine the percentage of net public assembly uses (Net Public Assembly/AGA X 100%). If the net public assembly exceeds 15%, a parking surcharge will be required.
- Calculate the surcharge at 1 space per 100 square feet for the net public assembly area. (C)
- Determine the total parking required. (A + B + C = Total Required)