

Vehicle Parking and Off-Street Loading Ordinance Amendment

20-0013M

Amendments Overview

- **Parking Amendments**
 - New parking uses and ratios
 - Revised new and unlisted use process
 - Revised parking reduction process
 - Update shared parking regulations
- **Loading Amendment**
 - Optional loading spaces

Parking Amendments - New Parking Uses and Ratios

Shopping Center Parking

Definition: A single building in a non-industrial zoning district containing a group of uses permitted in the governing zoning district. Site design requirements include provision for delivery of goods separated from customer access; provision of aesthetically appropriate design; and protection from the elements.

Ratio:

- Buildings under 50,000 square feet: 1 parking stall per 250 square feet
- Building 50,000 square feet and over: 1 parking stall per 350 square feet

Industrial Flex Center

Definition: A single building in an industrial zoning district containing a group of uses permitted in the governing zoning district.

Ratio:

- Buildings under 40,000 square feet: 1 parking stall per 1,000 square feet
- Building 40,000 square feet and over: 1 parking stall per 2,000 square feet



Parking Amendments – Modifications to the Minimum Parking Requirements

Current Options

- Multi-tenant shopping center (>25,000 sq ft)
- Non-shopping center (>50,000 sq ft)
- Tree Preservation Reduction
- Multi-Family Parking Reduction

Proposed Options

- **Parking Demand Study**
- Large Development Reduction
- Tree Preservation Reduction
- Multi-Family Parking Reduction

Parking Amendments – Unlisted Uses

Current Process

- During the site plan review.
 - Applicant provides land use on the site plan.
 - **Director of Planning Determination:** Staff reviews request and decides which land use is similar in nature and the parking ratio to use.
 - Applicant may appeal the decision to the **Board of Adjustment.**

146-130 (2)c. “The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.”

Proposed Changes

- **Director of Planning Determination**
 - Similar use
 - ITE Standard
- **Appeal to the Planning and Zoning Commission**

Parking Amendments – Shared Parking

- Current:
 - No more 50% of the required may be shared.
 - Specific uses (theaters, bowling alleys, night clubs, churches or school auditoriums, or similar uses) may share spaces with other uses that are not open, used, or operated during the same hours as those listed; or
 - Sites with a parking provided above and beyond the required amount.
- Proposed:
 - Same as current ordinance, plus:
 - Non-residential uses that have different peak hours as provided by the applicant in a parking demand study

Off-Street Loading Amendment

- Opportunities:
 - Not necessary for all types of developments.
 - Update ordinance to meet current development patterns and trends
- Current:
 - Loading spaces are required for all non-residential development based on building square footage.
- Proposed:
 - Loading spaces will not be required and may be provided by the business/development depending on their business needs
 - However, if provided they must meet the loading space requirements.

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Questions?



