

Multi-Family Residential Parking Requirement

**May 15, 2012
City Council Work Session**



Background

On May 17, 2010, the City Council considered and approved amendments to the Zoning Ordinance pertaining to the development of multi-family residential developments in an effort to improve the quality of those developments.

Included:

- 1.Limitations on maximum building heights
- 2.Requirements for screening walls
- 3.Requirements for additional landscaping
- 4.Requirements for enclosed parking spaces**
- 5.Modifications in what zoning districts allow multi-family residential uses
- 6.Consistency in multi-family development standards across zoning districts

Application

Subsequent to approval, Staff has applied the new amendments to:

- All properties with straight zoning districts
- Properties with PD Ordinances that are silent to standards addressed by the new amendments

Staff has not applied the new amendments to:

- Projects that were in queue or had an approved site plan at the time of adoption
- Properties with PD Ordinances that specifically exempt them from the new amendments

Discussion

1. Should the Ordinance remain as it exists today?

- 1 enclosed parking space for each dwelling unit plus 0.5 space for each bedroom in all dwelling units

2. Should the Ordinance be modified?

- Is the enclosed parking requirement resulting in unintended consequences?
- How should it be modified?

3. Should the Ordinance revert back to the standard in place prior to May 2010?

- 1 covered parking space for each dwelling unit plus 0.5 space for each bedroom in all dwelling units