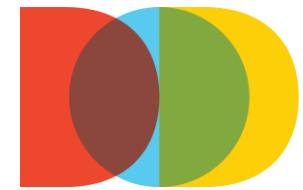


Excess Parking Text Change

Ord. 190171, PB19-84 TCH

Brittany McMullen

11/7/19



DEPT
OF
DOING

Request

Amend Land Development Code Section 30-7.3 to clarify that excess parking restrictions are not applicable to parking structures.

Background

Excess parking means vehicular parking that exceeds the amount required by this chapter by more than 10 spaces or more than 10%, whichever is greater.

(Article II – Definitions)

Background

- Request initiated by City Commission, originally suggested by City Plan Board member.
- Code currently restricts excess parking.
- Exemption for parking structures in mixed-use and non-residential zoning districts (MU-1, MU-2, OR, OF, CP, BUS, BA, BT, BI, W, I-1, I-1).
- Exemption not explicitly stated for other districts (transects).

Proposed Change

Sec. 30-7.3. - Structured parking.

- A. Development plans for new parking ~~garages~~ structures as a principal or accessory use ~~shall~~ must:
1. Minimize conflict with pedestrian and bicycle travel routes;
 2. Provide parking for residents, employees, and ~~for~~ customers ~~in order~~ to reduce the need for on-site surface parking;
 3. Be located and designed to discourage vehicle access through residential streets; and
 4. Design facilities for compatibility with neighborhoods by including ground floor retail, office, or residential use/development (as appropriate for the zoning district) when located on a public street. The facility ~~shall~~ must also have window and facade design that is scaled to relate to the surrounding area.
- B. Structured parking ~~shall~~ may not be located within 100 feet of property zoned for single-family use.
- C. Accessory automotive detailing may be allowed within structured parking facilities. These accessory uses may be allotted an area equal to no more than five parking spaces within the parking structure. One exterior sign of no more than six square feet at an entrance to the garage is allowed in association with accessory automotive detailing.
- D. There is no maximum limit on the number of parking spaces in parking structures.



Surface Parking



Structured Parking



Staff Recommendation

Approve Ordinance 190171

