



| Agenda Item # | Community Development Department | Date: 1/04/24 |
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| Statement of Issue: | Consider initiating the process to review and amend Sec. 30-628 of the Zoning Ordinance (Off Street Parking for Multiple Dwellings). | |
| Background: | <p>Section 30.628 establishes off-street parking requirements for residential uses, including the number of spots required.</p> <p>Over the past month, Community Development staff has researched other city ordinances and guidance documents to better align our multiple dwelling off street parking requirements.</p> <p>Many other cities use a tier methodology system based on the actual dwelling units bedrooms or sleeping areas (e.g. studio = 1 space, one bedroom = 1.5 spaces, two bedroom = 2 spaces).</p> <p>Currently, our standard is 2 parking spots per multiple dwellings and is the most restrictive. Staff has come up with a multiplier of 1.75 which would adequately address our ordinance.</p> <p>In the event more parking is needed - there is a provision in the ordinance that requires proof of parking. Section 30-629 states, "Establishments shall be capable of providing the number of on-site parking spaces required by this division at any time parking is needed. However, all such required parking need not be constructed initially if it is demonstrated by the owner to be in excess of its real parking demand. Future parking sufficient in quantity to meet the requirements of this division shall be shown on the official site plan for which a building permit request is made and such parking shall be constructed at the discretion of the zoning administrator if it proves to be needed later or in the event that a chance in use triggers the need for more parking than has been provided".</p> <p>Minnesota Statue 462.357, Subd. 4 states that <i>an amendment to a zoning ordinance may be initiated by the governing body, the planning agency, or by petition of affected property owners as defined in the zoning ordinance.</i></p> <p>Staff would like the Planning Commission to consider initiating the review and consideration of an amendment to section 30.628, changing the minimum off-street parking spaces from 2 to 1.75 for multiple dwellings. This would allow more consistency with similar cities ordinances and guidance documents.</p> | |
| Considerations: | | |
| Recommendation: | Pass a motion initiating the review of an amendment to Section 30-628. | |

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| Required Action: | <p>Pass a motion initiating the review of an amendment to Section 30-628, changing the minimum off-street parking requirements for multiple dwellings from 2 to 1.75 per dwelling units to the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ Motion by _____, second by _____ that, to (approve) (not approve) to initiate the review of an amendment to Section 30-628, changing the minimum off-street parking requirements for multiple dwellings from 2 to 1.75 units to the Zoning Ordinance.</p> |
| Attachments: | |