

Sec. 117-447. - Parking.

- (a) Parking development in the downtown occurred without the advantage of adequate off-street parking facilities. However, as redevelopment occurs, the need for adequate parking will become a pressing issue. Therefore, parking space requirements shall be calculated in accordance with chapter 113, article III, pertaining to off-street parking and loading, provided to the extent possible onsite. Additional remote parking spaces, while allowed, shall not be required.
- (b) Alternative compliance.
- (1) *Combined off-street parking.* Two or more owners or operators of buildings or uses requiring off-street parking facilities may make collective provisions for such facilities, provided that the total of such parking spaces, when combined or used together, shall not be less than the sum of the requirements computed separately.
 - (2) *Combined off-street loading.* Collective, joint, or combined provisions for off-street loading facilities for two or more buildings or uses may be made, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable by such uses.
 - (3) *Shared parking plan.* If a property owner in a business district:
 - a. Believes that the full number of off-street parking spaces required is not necessary to provide adequate off-street parking for the proposed use because of unique characteristics of the site or the proposed uses;
 - b. Desires to share parking spaces with nearby uses in a manner that is not authorized by this subsection (b)(3); or
 - c. Desires to have two or more adjacent properties considered as a single parcel for purposes of compliance with parking requirements, and the sum of the available parking on such lots is sufficient to meet the sum of the minimum off-street parking requirements for each use on such properties;
 the property owner may apply to the city manager or his designee for approval of a shared parking plan. The city manager or his designee may approve such an application, or approve it with modifications, if it is determined the shared parking plan provides adequate off-street parking for the proposed uses, and would not significantly increase on-street parking in the area. The city manager or his designee may condition the approval of a shared parking plan on the applicant adopting restrictions on hours of operation of one or more participating use in order to ensure that the shared parking is adequate for anticipated needs.
 - (4) *Agreements.* Any use of any of the parking or loading alternatives identified in this subsection (b) shall be subject to the filing of a deed restriction satisfactory to the city attorney ensuring that such off-street parking or loading will be maintained in the future so long as a use or uses requiring such off-street parking or loading continue. If all or a portion of the parking required to serve a use is located on a property under different ownership, the city may require the execution of an agreement among the property owners involved as a precondition to approval of the requested parking alternative, and may record such agreement in the title records of the properties involved.
- (c) To mitigate the potential impact of additional impervious parking areas, if a parking area will have sporadic use as a parking lot, the applicant may request a waiver to use turf, block, bricks, pavers, gravel, millings or an acceptable substitute to stabilize the required parking area, subject to the review and approval of the city. Any waiver under this subsection shall be conditioned on compliance with the following requirements:
- (1) All required parking spaces for the handicapped shall be paved with asphalt or concrete as required by state law and shall be located to provide easy access to the building.
 - (2) The site must not contain soils rated low to medium as determined by the city or having steep slopes exceeding five percent.
 - (3) The millings or gravel shall cover the parking area to a minimum thickness of between two and four inches or as otherwise required by the city.
 - (4) Landscape timbers or a comparable substitute shall be used to outline and contain shifting surfaces.
 - (5) The owner or developer agrees to execute and record a maintenance agreement providing for maintenance, replacement, and repair of the parking area.
 - (6) The city may require maintenance of the area and replacement or repair of the parking surface upon inspection and identification of deficient thickness or irregularities in the surface.
 - (7) All parking areas shall be appropriately lighted under all applicable provisions of this Code.

(Code 2001, § 102-357; Ord. No. O-08-2011, § 6, 12-6-2011)