

Parking Requirements Text Amendment

Amending the text in the Land
Development Regulations for
Parking Requirements



Planning the Process



RESEARCH

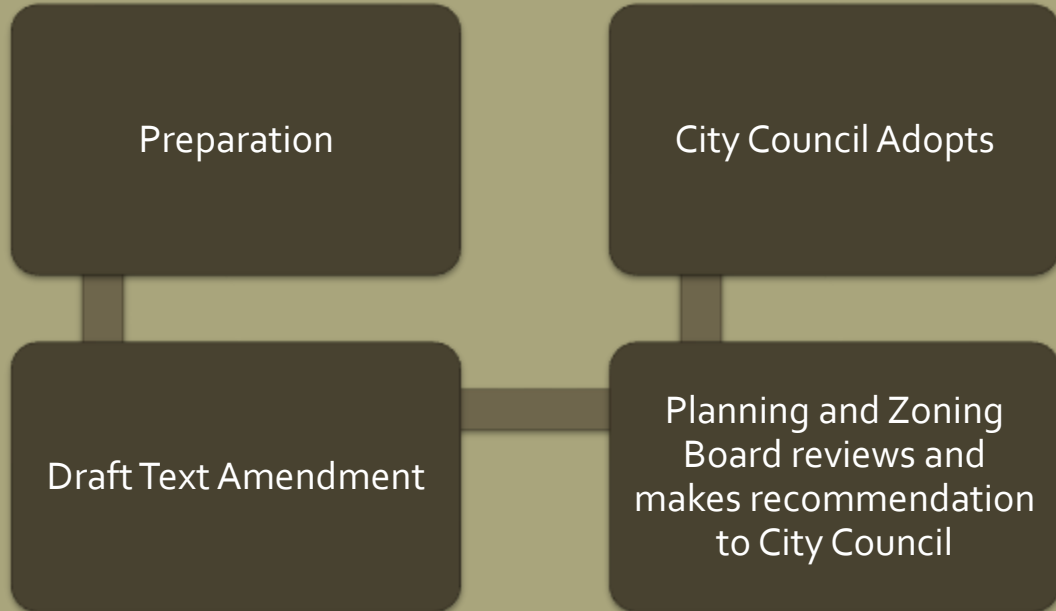


PREPARE



ADOPT

Process



Why are we amending the parking requirements

- Parking requirements in the Land Development Regulations have not been updated since adoption in 1996.
- Business models have changed. Retailers and other businesses are adjusting to online shopping. Doctors and dental offices are now doing Teladoc. Professional offices are doing more virtual meetings.
- Less impervious surfaces can help create more green spaces in designs.
- Less parking could leave more space for cross walks and mobility, making sites safer.

Current Parking Requirements VS. Proposed Parking Requirements

Big Box Development (Current)

- One (1) space for each one hundred fifty (150) square feet of non-storage floor area.
- 40,000 square feet facility with 4,000 square feet of storage. This facility would require 240 parking spaces.

Big Box Development (Proposed)

- Four (4) spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet.
- 40,000 square feet facility with 4,000 square feet of storage. This facility would require 160 to 200 parking spaces.

Current Parking Requirements VS. Proposed Parking Requirements

General Retail (Current)

- One (1) space for each one hundred fifty (150) square feet of non-storage floor area.
- 10,000 square feet facility with 1,000. This facility would require 60 parking spaces.

General Retail (Proposed)

- One (1) space for each three hundred (300) square feet of gross floor area; provided, however, that no use shall have less than three (3) spaces.
- 10,000 square feet facility with 1,500. This facility would require 33 parking spaces.

Current Parking Requirements VS. Proposed Parking Requirements

Medical Office (Current)

- One (1) space for each one hundred fifty (150) square feet of floor area.
- 3500 Square feet facility with 5 examine rooms and 10 employees. This facility would require 24 parking spaces.

Medical Office (Proposed)

- One (1) space for each employee, plus 2 spaces for each examination room.
- 3500 Square feet facility with 5 examine rooms and 10 employees. This facility would require 20 parking spaces.

Current Parking Requirements VS. Proposed Parking Requirements

Hotel (Current)

- One (1) space for each sleeping room, plus two (2) spaces for the owner or manager.
- One hundred (100) room hotel with ten (10) employees. No restaurant or bars. This facility would require 102 parking spaces.

Hotel (Proposed)

- One (1) space for each 1 ½ rooms, plus one (1) space for each employee.
- One hundred (100) room hotel with ten (10) employees. No restaurant or bars. This facility would require 77 parking spaces.

The image is a collage. The top half features a group of five people sitting around a table in a meeting, with an olive-green semi-transparent overlay containing the text 'Thank you'. The bottom half shows a building under construction with a brick wall in the foreground and a residential area in the background.

Thank you