

A background image showing a close-up of two people's hands working at a desk. One hand is pointing at a set of architectural blueprints, while the other hand holds a pen, ready to write. A laptop is visible in the background, and the scene is lit with warm, natural light.

Parking Requirements Text Amendment

Amending the text in the Land
Development Regulations for
Parking Requirements

Planning the Process



RESEARCH

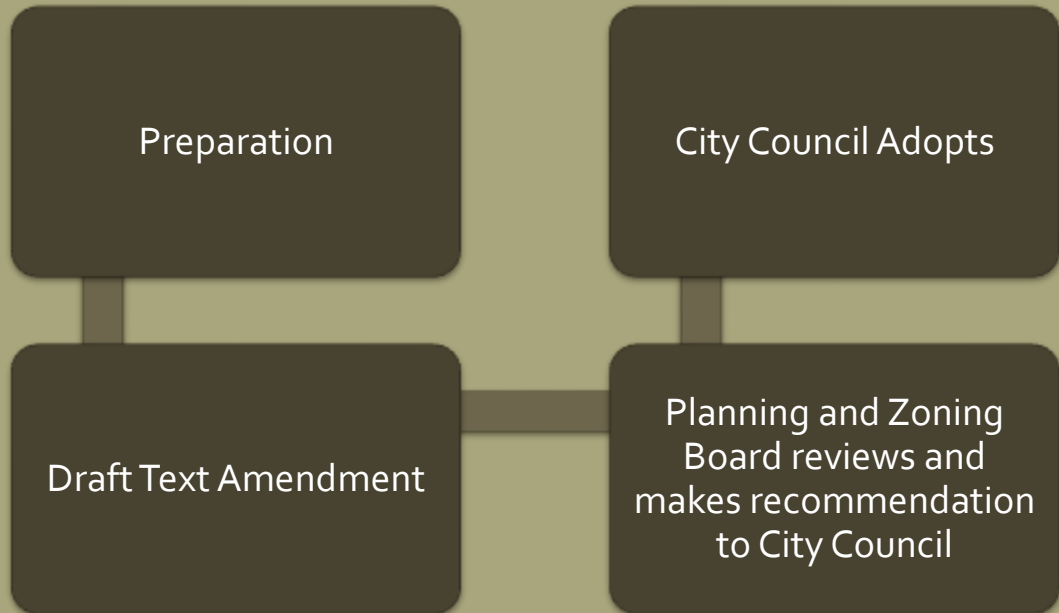


PREPARE



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

Shopping Center Over 50,000 Sqft, Lake City Commons Plaza (Current)

- One (1) space for each one hundred fifty (150) square feet of non-storage floor area.
- 67,347 square feet shopping center. This facility would require 449 parking spaces.
- Current plaza only has 282 parking spaces. This is short 167 parking spaces from what is required.

Shopping Center Over 50,000 Sqft, Lake City Commons Plaza (Proposed)

- Four (5) spaces for each 1,000 square feet of gross floor area.
- 67,347 square feet shopping center. This facility would require 337 parking spaces.
- Current plaza only has 282 parking spaces. New requirement would require 337 parking spaces. Current plaza would be short 55 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.

Thank you

