

4. **Remote Shared Parking.** Where an applicant requests to utilize a shared parking arrangement at an off-site parking area, a remote parking agreement shall be submitted to the Community and Economic Development department and shall be subject to approval by the Planning and Zoning Administrator. Remote parking shall be provided in accordance with the following:
- A. Remote parking areas shall be limited to existing parking lots already serving a principal building/use, or a parking lot as a principal use approved in accordance with [Section 10.06](#), below.
  - B. Pedestrian access between the remote parking facility and the served use(s) shall be provided in a safe convenient manner.
  - C. Remote parking areas shall be located on a lot within 300 feet of the principal building/use, measured from the nearest point of the property lines to the nearest point of the off-site parking lot.
  - D. Remote parking may not be separated from the use that it serves by a street right-of-way width exceeding 60 feet, unless a grade-separated pedestrian walkway, traffic control, or shuttle service is provided to the remote parking area.
  - E. If remote parking becomes unavailable and minimum parking is not able to be accommodated elsewhere, the served use(s) shall be discontinued.
  - F. The shared parking agreement shall, at minimum, contain the following, and shall be recorded at the County Register of Deeds:
    - (1) A term of at least five years to protect the city's interest in providing long-term, stable parking for the served use.
    - (2) Maintenance requirements.
    - (3) Termination, violation and enforcement provisions.

## Section 10.06      Parking as a Principal Use

1. Parking as a principal use is permitted as a special land use in all zoning districts, subject to the following standards:
- A. Unless otherwise noted, the parking lot shall satisfy all layout, construction and design standards of this article.
  - B. The parking lot shall be landscaped and screened in accordance with Section 11.06 (Parking Lot Landscaping).
  - C. The use of the parking lot shall be restricted to the parking of passenger automobiles only. No commercial vehicles shall be parked or stored.
  - D. The parking lot shall serve customers, visitors, and employees of adjacent non-residential/mixed-use districts.
  - E. Each entrance and exit from such parking lot shall be located at least twenty (20) feet from any adjacent residential zoning district, measured from the property line.
  - F. The following additional standards apply to principal use parking lots in R-1, R-2, R-3, R-MN, and R-MF districts:
    - (1) The residential parcel on which the parking lot is located shall have a side or rear lot line that directly abuts a non-residential or mixed-use zoning district, or directly abuts a public alley which divides said residential and non-residential/mixed-use zoning districts.
    - (2) All portions of the paved parking lot and all parking spaces and maneuvering lanes shall be within eighty (80) feet of the non-residential/mixed-use zoning district to be served, or the edge of a public alley which divides said residential and non-residential/mixed-use zoning districts.
    - (3) The applicant shall, through the Special Land Use process, demonstrate that adequate parking cannot be reasonably provided on the subject property or an adjacent non-residentially-zoned parcel.
    - (4) The applicant shall, through the Special Land Use process, demonstrate that the parking areas will not detrimentally impact the residential character of the adjacent neighborhood(s).