



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Caleb Hood, Community Development **Meeting Date:** December 21, 2021
Presenter: Caleb Hood **Estimated Time:** 20 minutes
Topic: Parking Requirements

Recommended Council Action:

As Staff prepares to engage the Unified Development Code (UDC) Focus Group, Staff seeks direction on potential changes Council would like to see regarding parking requirements for new developments.

Background:

UDC 11-3C-6 (see below) sets forth the required number of off-street parking spaces for development. This past fall, the parking standard for multi-family projects was increased to require 1 additional guest space for every 10 dwelling units. In 2019, the parking standard for duplexes and single-family detached dwellings was amended as shown below in Table 11-3C-6. Further, in 2019, a new standard for restaurants was established; UDC 11-4-3-49 requires any new restaurant to provide 1 car park for every 250 gross square feet.

Over the past several months, parking requirements have been discussed by Council in review of several projects: downtown; mixed-use, vertically-integrated; education facilities; multi-family and entertainment venues, to name a few. As you can see below, the UDC breaks-out parking requirements into 2 sections - residential and non-residential. For residential dwellings, Table 11-3C-6 shows how many car parks are required per bedroom for each type of dwelling. Non-residential standards are broken out into commercial, industrial and traditional neighborhood/downtown. For most non-residential, commercial projects one parking spot is required for every 500 square feet of floor area. There are some exceptions (restaurants and storage facilities are a couple) but most of the time 1 per 500 sq. ft. applies. Several years ago, largely to entice development downtown, the commercial parking standard was cut in half for non-residential projects with Old Town (OT) zoning. The City used to have a fee in-lieu program downtown but it was not successful.

During the December 21st workshop, Staff will walk through the parking standards a bit more, answer any questions and seek direction from Council on standards you would like Staff to research and potentially propose to amend. The Fire Marshal is not able to attend the workshop on the 21st, but does want to be part of the process. He plans to drive-through some newer projects to see how some of the recently-adopted standards are working (or not). Staff can bring some of that research back and share if Council would like. Staff intends to discuss parking with the UDC Focus Group and bring forward recommendations for any Code changes in the second quarter of 2022.

11-3C-6. - Required number of off-street parking spaces.

A. The minimum number of required off street vehicle parking spaces for residential uses shall be in accord with table [11-3C-6](#) of this subsection.

TABLE [11-3C-6](#)
REQUIRED PARKING SPACES FOR RESIDENTIAL USE EXPAND

Use And Form	Number Of Bedrooms (Per Unit)	Required Parking Spaces ¹
Dwelling, duplex and dwelling, single-family (detached, attached, townhouse)	1/2	2 per dwelling unit; at least 1 in an enclosed garage, other space may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	3/4	4 per dwelling unit; at least 2 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	5+	6 per dwelling unit; at least 3 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	Studio	1 per dwelling unit
Dwelling, multifamily ³ (triplex, fourplex, apartments, etc.)	1	1.5 per dwelling unit; at least 1 in a covered carport or garage
	2/3	2 per dwelling unit; at least 1 in a covered carport or garage
	4+	3 per dwelling unit; at least 2 in a covered carport or garage
	Guest spaces	1 per 10 dwelling units
Dwelling, secondary	1	As set forth above for single-family dwellings as determined by the total number of bedrooms on the property
Nursing and residential care facility	1	0.5 per bed
Vertically integrated residential ⁴	1	1 per dwelling unit
	2/3	1 per dwelling unit
	4+	1 per dwelling unit

Notes:

¹ The size of the garage or carport required for dwelling units shall be measured by exterior dimensions and shall be at least ten (10) feet by twenty (20) feet for a one-space garage or carport and 20 feet by 20 feet for a two-space garage or carport.

² The parking pad shall be measured from edge of sidewalk or edge of paved travel lane (public street, private street, or alley) where no sidewalk exists. For alley accessed properties the parking pad is not required in front of the garage if the garage is located at the five-foot setback to the rear property line; the required parking pad must be provided along the side of the garage unless equivalent off-street parking, as determined by the Director, is provided in accord with [Section 11-3C-5](#), Table [11-3C-5](#) of this Article.

³ For condominium projects, the required number of parking spaces shall be determined by the Director based on the proposed development. If the proposed development is similar to a single-family development, such standards shall apply. If the proposed development is similar to a multifamily apartment complex, such standards shall apply.

⁴ The required number of parking spaces for the residential portion of a vertically integrated project shall be in addition to that required for nonresidential uses as listed in subsection B of this section.

B. The following standards shall apply for off street vehicle parking for nonresidential uses:

1. In all commercial and residential districts the requirement shall be one (1) space for every five hundred (500) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of any office space.
2. In all industrial districts the requirement shall be one (1) space for every two thousand (2,000) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of the office space.
3. In all traditional neighborhood districts the requirement shall be one (1) space for every one thousand (1,000) square feet of gross floor area. Lawfully existing structures in traditional neighborhood districts shall not be required to comply with the requirements of this section except when a proposed addition increases the number of off-street parking spaces normally required, then the applicant shall provide additional parking as set forth in this section.
4. In circumstances where there would appear to be a public safety issue, the director may request additional information from the applicant to determine if there is sufficient parking. When in the determination of the director there is insufficient parking, the applicant shall provide alternatives to off street parking as set forth in [Section 11-3C-7](#) of this article. The determination by the director shall be based on the following criteria:
 - a. The specific use(s) proposed and/or on the property;
 - b. Uses in the vicinity of the property;
 - c. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);
 - d. The availability of on street, shared, and/or public parking within the vicinity of the use; and/or
 - e. The availability of public transit, vanpooling or other alternative transportation to serve the use.

- C. Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements of this article for the new use.
- D. It is the responsibility of the applicant to ensure that the size and number of handicap accessible spaces meets all Americans with Disabilities Act (ADA) requirements.
- E. The required vehicle parking spaces shall be provided and continuously maintained.
- F. No required parking area or space provided, as required by this article, shall later be eliminated, reduced, or converted in any manner unless other equivalent facilities approved by the director are provided.
- G. One (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses.
- H. If the calculation of the number of off-street parking spaces results in a fraction, such number shall be rounded up or down to the next whole number. fractions less than one-half (0.5) shall be rounded down to the whole number and fractions which are one-half (0.5) and greater shall be rounded up to the next higher whole number.