

## Summary

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Summary of changes to the parking code amendment introduced at City Plan Commission on January 16, 2025 pertaining to the off-street parking code amendment.

- Black text is the original proposal
- Blue text shows staff comment regarding implementation into the code.
- Red text shows clarifications from the maker of the motion.

### Overall notes:

- This CPC proposal is an amendment to the ZOAC recommendation of zero parking minimums citywide. Unless a parking minimum is discussed below, it is still proposed to be deleted.
- § 4.100 lists the ½-mile buffer around TOD in each district description, and directs readers to § 4.200 for parking minimums by land use.
- § 4.200 still lists parking minimums for all those uses permitted in R, D, and TH districts, as well as for other land uses discussed specifically below.
- § 4.300 still holds the general parking regulations, and has a new provisions in § 4.301(a)(1) summarizing clearly which land uses have parking minimums and in which districts or geographies. A summary table of parking minimums by land use has also been introduced into § 4.300 for convenience. Because our code is structured so that § 4.200 authoritatively states the parking minimums, this table “summarizes” those minimums in § 4.200. The reader is referred to § 4.200 for more information on long or nuanced parking minimums.

### Strategies to Protect Neighborhoods

1. Keep parking minimums in R, D, and TH districts. Reduce the parking minimums in D districts to one space per unit to match R district requirements.
  - a. **Clarified intent:** Parking minimums for single-family and duplex uses in all R and D districts reduced to a uniform 1 space per unit.
  - b. **Implementation:** § 4.200 – Parking minimums for every land use permitted in these districts was reinstated into the draft code; single-family and duplex minimums were updated.
2. Keep MF parking minimums only within 300’ of Single Family. Eliminate MF minimums in all other areas
  - a. **Clarified intent:** “MF” here means multifamily land use regardless of zoning district. “Single Family” means R districts.
  - b. **Implementation:** § 4.301(a)(1)(B)(ii) – parking buffer distance regulations introduced here.
3. Keep parking minimums for Bars and Restaurants. Reduce the parking minimums for these uses to 1 space per 200sf of enclosed area in lieu of the current 1 space per 100sf.
  - a. **Clarified intent:** “...of enclosed area...” was intended to maintain the current consideration of floor area for parking calculations, so no changes were made based on this.
  - b. **Note:** These minimums apply citywide except for around light rail and in CA districts.

- c. **Implementation:** § 4.200 land uses; summarized in § 4.300 table;
- 4. Eliminate minimums for bars, restaurants and retail less than 2500 square feet in area.
  - a. **Clarified intent:** This would apply to any Alcoholic beverage establishment, Restaurant with or without drive-through, and Commercial amusement inside or outside. In this proposal, there is no other Retail and personal service land use that retains parking minimums.
  - b. **Implementation:** Stated in § 4.200 and in § 4.300(a)(1)(B)(iii)
- 5. Keep the existing parking minimums for schools and churches.
  - a. **Implementation:** Minimums reinstated in § 4.200 land uses, summarized in § 4.300 table, and stated in § 4.300(a)(1)(B)(iv)
- 6. Consider keeping parking minimums on commercial amusement.
  - a. **Implementation:** Minimums reinstated in § 4.200 land uses and summarized in § 4.300 table

#### Other Changes to ZOAC Recommendation

- 7. Eliminate all minimums for all uses in existing CA districts. Make no changes to the boundaries of existing CA districts.
  - a. **Clarified intent:** The second sentence (“Make no changes...”) was not intended to affect whether or how properties are zoned CA now or in the future. It should be ignored.
  - b. **Implementation:** CA district section in § 4.100 remains the same as ZOAC recommendation with “no minimum parking required in this district” language; also reflected in § 4.300(a)(A).
- 8. Eliminate all minimums for all uses within a 1/2-mile radius of rail/TOD stations.
  - a. **Clarified intent:** This would apply to all land uses in all districts (in 51A; not intended to supersede modified PD parking minimums); within ½ mile of a station, bars, restaurants, schools, churches, and commercial amusement land uses would have no minimums.
  - b. **Implementation:** Introduced into every § 4.100 district and into section §4.300(a)(1)(A)
- 9. Eliminate MIHDB parking minimums.
  - a. **Implementation:** The parking bonus is reinstated in § 4.1106 and § 4.1107 but is lowered in §4.1107(c)(2) to none.
- 10. Strike 51A-4.301(a)(3)(b). This language prohibits parking in front of a building which is a development hardship.
  - a. **Implementation:** Provision is deleted.
- 11. Amend 51A-4.301 (4)(c). This language requires a dedicated pedestrian walkway through a parking lot. Clarify the language to require that the pedestrian pathway connect the main entrance of the building to the nearest public right of way.
  - a. **Clarification:** The text requires a pedestrian path within 65 feet of every parking space; and then already requires that, of those provided pedestrian pathways, the one that is most directly from the primary entrance to the sidewalk on the opposite side of the parking lot should be raised and protected, etc.
  - b. **Clarified intent:** This comment was intended to reduce the pedestrian path requirement to only one path connecting the door to the sidewalk network.

- c. **Implementation:** Requirement was reworded to state clearly that a pathway from the entrance to the sidewalk must be provided in parking lots with 50 spaces or more. No additional pedestrian paths are required in this version.
- 12. Consider allowing paid parking throughout the city.
  - a. **Clarification:** This is already permitted in ZOAC's proposal by deletion of § 4.301(a)(8) without replacement.
- 13. Do not require TDMP's. Delete all language pertaining to TDMP's.
  - a. **Implementation:** All TDMP requirements and references deleted.