



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,
Planning & Development Director

DATE: May 2, 2016

SUBJECT: Unified Development Code Amendment; Section 154-04-002
Parking General Requirements

P16-005

Background

This amendment seeks to make revisions to the Unified Development Code parking provisions, which have not been reviewed or updated since 2001.

Exhibit A attached to this memo reflects the existing requirements as well as the proposed amendments (in bold and/or strikethrough).

Analysis

The current requirements disallow commercial parking lots in all residential districts. The proposed amendment seeks to separate single family residential from multifamily residential districts. Commercial parking lots in single family districts would still be allowed only for the private use of the residents within the subdivision where the parking lot is located. However, because apartments, condominiums, and in some cases small scale commercial/institutional uses are allowed within R3-Multifamily districts, and because each of these uses typically has a need for a parking lot, staff felt commercial parking lots could be compatible within multifamily districts. Also, multifamily districts are currently required to conform to the landscaping and screening requirements as well as newly crafted Design Review guidelines.

Additionally, past revisions to other sections of the Unified Development Code that impacted the general parking requirements have also been incorporated into the proposed amendments. For instance, subsection (E) of the attached Exhibit A that reads “reserved” previously regulated parking of vehicles in conjunction with home occupations. This has been moved to the home occupation section. Other related standards that apply and/or regulate parking lot design and layout have also been updated. This makes it clear to users that there are additional standards governing parking lot layout in other sections of the code and directs users to the applicable sections.

Motion

If the Commission supports the proposed revisions, an acceptable motion could be:

“I move the Planning and Zoning Commission recommend to the Town Council approval of P16-005, an amendment to the Unified Development Code parking general requirements as illustrated in Exhibit A.”

154-04-002 GENERAL REQUIREMENTS.

Deviations from the general requirements set forth below, except from the requirements of division (G) of this section, may be permitted by the granting of a conditional use permit pursuant to § [154-09-004](#). Any deviation from the general requirements shall be reviewed by the Public Works **Director or Town Engineer** to insure adequate safety. ~~The Public Works Engineer or~~ **Community Development** representative(s) shall provide a written report to the Planning and Zoning Commission with a recommendation to approve, disapprove, or amend a request to modify the general requirements.

(A) Parking spaces shall be at least nine feet **in width** by ~~19~~ **nineteen feet in depth**, unless specified in this Code, or otherwise required by the Americans with Disabilities Act.

(1) Where parking spaces overhang oversized sidewalk or curbed landscape areas, the depth of the parking space may be reduced by up to two feet.

(B) Parking requirements based on floor areas, shall use the gross building floor area used by, or serving, people in connection with the use.

(1) Parking area calculations shall not include floor areas designed as parking facilities, incidental storage, or related accessory space, unless otherwise stated in this Code.

(2) Where parking spaces are referenced to seats, each 18 inches of pew width may be considered as one seat.

(3) If required parking is located on the lot other than the one it serves, or adjacent property permitting such parking, ~~a use permit must~~ **recorded parking agreement shall be obtained** ~~required and approved by the Community Development Director~~. Once approved, the parking facilities shall be maintained in accordance with this Code.

(4) In the case of mixed uses, the total parking requirements shall be the sum of the requirements of the various uses computed separately.

~~(C) For the purpose of converting parking spaces into the required or permitted parking area, plans must be submitted to show how the required parking spaces will be arranged in the area supplied for that purpose and to indicate sufficient space for turning maneuvers, as well as adequate ingress and egress to the parking area before a permit is granted.~~

~~(C1) All parking lots, except for those located in residential districts, shall be entered and exited in a forward motion of the vehicle.~~

~~(D2) Driving aisles shall meet the access standards established in § [154-02-003](#)(A)(4)(d).~~

~~(E3) All parking spaces shall be located on the same lot, or contiguous lot with same uses.~~

~~(E4) In any zoning district, other than R1, the area of the parking space and access shall be surfaced with concrete or asphalt to prevent dust and erosion according to adopted Town Construction Standards or as approved by the Public Works Department.~~

~~(E) Reserved~~

(F) Floor areas shall mean the gross floor area and/or the open land area used for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not mean floors or parts of floors used principally for non-public purposes, such as storage, automobile parking, incidental repair, processing or packaging of merchandise, show windows, or for offices incidental to the management or maintenance of stores or buildings, or to rest rooms.

(G) Any lights used to illuminate parking space in a Commercial District shall be so arranged as to comply with § [154-03-002](#).

(H) Except where a wall is required, a minimum six inch high curb or bumper guard shall be constructed so that no part of the vehicle shall extend beyond the property line. The use of natural vegetation and landscaping **is required** as described in § [154-03-001](#) through [154-03-005](#) and [§154-02-014](#). ~~, shall be encouraged.~~

(I) Whenever a building permit has been granted and the plans so approved for off-street parking, the subsequent use of such property shall be deemed to be conditional upon the unqualified continuance and availability of the parking provisions contained in such plans. Any use of such property in violation hereof shall be deemed in violation of this Code.

~~(J) If the owner or occupant of any building regulated under this section, desires to change the permitted use of that building, they shall to which such building is put as to increase off-street parking as required under this Code, it shall be unlawful, and a violation of this chapter, to begin or maintain such altered use prior to compliance with increased off-street parking provisions of this section.~~

(JK) No addition or enlargement of an existing building or use shall be permitted unless parking requirements of this Code are met for the entire building or use.

(KJ) In the case of mixed use, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately as specified in this section, and the off-street parking spaces for one use shall not be considered as providing the required off-street parking for any other use.

(LK) There shall be no commercial parking lots in an **R1- Single Family** residential district, except in a walled or fenced, and landscaped RV and boat storage area for private use by subdivision residents.

(MN) In any computations or fractions of parking space requirements, the total number of spaces required shall be rounded to the nearest whole number.

(NØ) On projects, other than single family dwelling units, one parking space shall be provided for guest parking for every ten units or fraction thereof.