

PLANNING COMMISSION REPORT
Regular Agenda -- Public Hearing Item

PC Staff Report
08/24/2009

ITEM NO. 8: TEXT AMENDMENT TO CHAPTER 20 DEVELOPMENT CODE (SMS)

TA-4-4-09: Consider Text Amendments to various sections of Chapter 20 of the Development Code to address implementation issues regarding Parking Standards. Initiated by the Lawrence City Commission on April 7, 2009.

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the proposed amendments [TA-4-4-09] to Sections 20-213, 20-901, 20-902, 20-903 and 20-904 of Chapter 20, Land Development Code and forward the proposed amendments to the City Commission for approval.

Staff also recommends the initiation of additional text amendments to at least Articles 4 & 5 to 'clean up' inconsistencies that have been identified by staff through this review. [These are listed in the last bullet point under Key Points.]

Reason for Request: The City Commission initiated this amendment on April 7, 2009 along with other amendments aimed at making development standards more reasonable for property owners while maintaining the stated purposes established in the code.

RELEVANT GOLDEN FACTOR:

- Conformance with the Comprehensive Land Use Plan is the relevant factor that applies to this request. Adoption of new regulatory tools, one of which is the zoning regulations, is an implementation step in Chapter 13 of *Horizon 2020*, the City/County Comprehensive Land Use Plan.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- The proposed text changes were presented to the Planning Commission at their July 22, 2009 meeting. Staff has continued to review the proposal and offers several revisions that are displayed in **green type**. In the parking schedules, the existing code requirement is now displayed with the proposed change for easier comparison. If adopted, the table will be revised to only show the new parking standard required of each land use type.
- None to date.

KEY POINTS/ OVERVIEW OF PROPOSED AMENDMENT

- Staff has identified that the parking standards adopted in the Development Code have resulted in many existing properties that are considered deficient due to changes in the method prescribed to calculate required parking. The pre-1966 code based requirements on net square footage and the 2006 code now bases the requirement on gross square footage. This change by itself made many existing sites short on parking on paper. Parking ratios for some types of businesses were adjusted slightly, but many remained the same which has made redevelopment or tenant changes difficult.
- Revisions have been proposed that recognize that many existing developments do not conform to current standards and allow additions and changes in use to occur without penalizing the site for the current deficiencies.
- The proposed revisions also modify parking requirements for most commercial uses to a ratio of 1 space per 300 square feet, rather than having parking ratios for commercial uses that vary from 1 per 100 to 1 per 400 based on very specific use listings. Basically, the proposed revisions try to simplify the assignment of parking requirements to streamline the process for redevelopment and reuse of existing commercial properties.
- The revisions also set standards that distinguish restaurant uses from bars/assembly spaces. The previous and current code sets parking based on the larger of a square footage ratio or occupancy. The two land use categories function differently, therefore the proposed change tries to recognize that difference. The parking requirements are set based on square footage for restaurant uses which will more easily allow another restaurant user to locate in a site planned space. The configuration of tables in a restaurant space (which ultimately determines its occupancy) will be determined by the market. Assembly uses have been assigned parking requirements based upon occupancy which better reflects the parking demand generated by these types of uses.
- The proposed amendment also reorganizes the parking tables to match the format and order of the Use Tables located in Article 4. The current parking schedules do not include all uses listed in Article 4 and include some uses that are not found in this Development Code. This change should make the Development Code easier to use by both the public and staff.
- This amendment also proposes changes to the parking standards for industrial uses. The current code sets out different ratios for warehousing and manufacturing uses. This creates difficulties as businesses modify their plans for buildings and shift functions within existing space. As written, the existing code is too specific and burdensome. The revision proposes one ratio for all of the industrial use and as a result reduces the requirement for manufacturing space.
- The proposed revisions also establish the ability for businesses that are employee-intensive to provide parking provide based on the number of employees rather than square footage of the building. Currently, the code sets additional development standards if a business wishes to provide more parking than the required number of spaces set out in the code.
- The proposed amendment also removes parking standards that were listed in Article 2 as part of the CS District description. In order to make the Code more user-friendly, all parking standards should be located together in Article 9. With the other revisions recommended for commercial uses, these standards are no longer necessary or have been incorporated into changes to Article 9

in this amendment.

- *This set of amendments is focused on nonresidential parking requirements and the functionality of the parking tables. Additional revisions to Article 9 are currently being developed by a staff committee and will be presented later this fall to address other issues that have been identified with the Parking and Access Management Standards.*
- Additional text amendments have been identified through this code review that are needed to 'clean up' inconsistencies within the existing code. The use *Communications* is listed in the Retail Sales & Service category, but is not defined and the use *Communications Service Establishment* is listed in the Communications Facility category. This second term is defined in Article 17 and appears to be the appropriate term to be listed and appropriately located in the Communications Facility category. In addition, the use table lists a standard reference to 20-506 which implies the use requires a Special Use Permit in some districts, but is listed as permitted. Therefore, it appears that 20-506 is a section that can be deleted. Staff has recommended that the Planning Commission initiate a new text amendment for these changes.

CONFORMANCE WITH *HORIZON 2020*

These amendments address issues staff has identified with the application of new parking standards on existing developed sites. The change in calculating parking requirements based on gross square footage instead of net square footage has resulted in difficulty in reusing many commercial sites. These changes should simplify calculations and provide an improved process to encourage expansion and reuse of existing commercial properties within the city. Streamlining procedures is identified as a key action in the Implementation Chapter of *Horizon 2020*.

CRITERIA FOR REVIEW & DECISION-MAKING

Section 20-1302(f) provides review and decision-making criteria on proposed text amendments. It states that review bodies shall consider at least the following factors:

- 1) Whether the proposed text amendment corrects an error or inconsistency in the Development Code or meets the challenge of a changing condition; and**

Staff Response: The proposed amendments in TA-4-4-09 address staff's observation that current parking requirements and the method used to calculate them has resulted in challenges to the expansion or reuse of existing commercially developed properties. The methods outlined to determine parking requirements in Article 9 are also cumbersome to administer. The inconsistencies between the uses identified in the parking schedules and those uses listed in the Article 4 use groups lead to confusion and often require an interpretation regarding how requirements should be applied. The proposed revisions should simplify and clarify requirements and provide a method to encourage expansion and/or reuse of existing non-residential properties. These amendments should improve the predictability of requirements for existing, developed properties.

- 2) Whether the proposed text amendment is consistent with the Comprehensive Plan and the stated purpose of this Development Code (Sec. 20-104).**

Staff Response: As discussed above, the comprehensive plan recognizes the need to adopt implementation tools that provide a consistent and predictable process to address development proposals that are determined to be consistent with the plan. This amendment supports and implements this directive.

PROPOSED CHANGES TO ARTICLE 9 AS SHOWN BELOW –

New text is shown in **bold, italic underlined font** and deletions are shown as ~~struck through~~. **Changes** from the proposed text presented at the July 22 meeting are shown in **green font** to provide ease in comparing recent suggested changes.

ARTICLE 9. PARKING, LOADING AND ACCESS

20-901	General
20-902	Off-Street Parking Schedule A
20-903	Off-Street Parking Schedule B
20-904	Off-Street Parking Schedule C
20-905	Off-Street Parking Schedule D
20-906	Off-Street Loading
20-907	Rules for Calculating Requirements
20-908	Location
20-909	Shared and Off-Site Parking
20-910	Use of Off-Street Parking and Loading Areas
20-911	Vehicle Stacking Areas
20-912	Accessible Parking for Physically Disabled Persons
20-913	Parking and Loading Area Design Standards
20-914	Landscaping
20-915	Driveways and Access
20-916	Traffic Impact Study

20-901 GENERAL

(a) Purpose

The regulations of this article are intended to ensure that the off-street parking, loading, and **Access** demands of various land uses will be met without adversely affecting surrounding areas. The regulations are also intended to help maintain a safe and efficient transportation system and advance other planning goals related to land use and the environment. In recognition of the fact that different approaches may be appropriate in different settings, the regulations allow flexibility in addressing vehicle Parking, loading, and **Access** demand.

(b) Applicability

(1) New Development

Unless otherwise expressly stated, the parking and loading standards of this article apply to all new structures built and all new uses established in all zoning districts.

(2) Enlargements and Expansions

(i) Unless otherwise expressly stated, the parking and loading standards of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measure used for establishing off-street parking and loading requirements.

(ii) In the case of enlargements or expansions of buildings or uses triggering requirements for additional parking or loading, additional off-street parking and loading spaces are required only to serve the enlarged or expanded area or use, not the entire existing building or use. In other words, There is no

requirement to address lawfully created non-conforming existing parking or loading deficits.

(3) Change of Use or Occupancy

Unless otherwise expressly stated, when the use or occupancy of property changes, additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking or loading spaces required for the new use or occupancy exceeds the number of spaces required for the use that most recently occupied the building, based on the standards of this development code. ~~In other words, 'credit' is given to the most recent lawful use of the property for the number of parking spaces that would be required under this development code, regardless of whether such spaces are actually provided. A new nonresidential use is not required to address a lawful, existing parking deficit.~~

- (1) ~~The standards of this Section shall apply to all new development and to existing development that is modified to the extent that it includes uses or Buildings that were not specifically shown on previously approved plans, except as provided in subsection (f) of this Section. All off-street Parking Areas established by this Section shall be continuously maintained according to the standards of this subsection.~~

(2) New Development

~~The Parking, loading and Access standards of this Section shall apply to any new Building constructed and any new use established in any Zoning District.~~

(3) Expansions, Modifications and Changes in Use to Existing Development

~~No Building or use already established on the Effective Date of this Development Code shall be expanded, modified or changed unless the following minimum Parking, loading and Access requirements for the expansion, modification or change in use have been satisfied.~~

(i) Expansions or Modifications

~~The Parking, loading and Access standards of this Section shall apply only in a proportionate amount to the extent of the change to the existing development that is created by expansion or modification of the Building according to the following table:~~

Amount of Increase in Floor Area	Applicability
1% to 19%	Parking, loading and Access standards apply to the expansion only.
20% or greater	Parking, loading and Access standards apply to the entire development.

(ii) Change of Use

~~Additional off-street Parking Spaces will be required to accommodate a change of use of a Structure or Parcel of land only when the new use requires 25% or more Parking Spaces than the previous use or 25 or more additional spaces, whichever is greater. In such cases, the new use shall provide at least 80% of the number of Parking Spaces required for the new use on the site.~~

(c) Parking in Excess of Required Standard

- (i) ~~Developments that provide parking in excess of the required standards must mitigate the impacts of the increased Impervious Surface through use of storm drainage Best Management Practices (BMPs) as provided in the City's adopted BMP manual. [Mid-America Regional Council and American Public Works Association Manual for Best Management Practices for Stormwater Quality – Sept. 2003 and subsequent updates].~~
- (ii) ~~Single-Family Detached Dwellings, Attached Dwellings~~ and duplex residential uses shall be exempt from ~~this~~ the requirements of 20-901(c)(i).

(d) ~~No Reductions Below Minimums~~

The number of Parking and loading spaces existing on a site may not be reduced below the minimum requirements of this Section, except: ~~as provided in Section 20-213(e)(2).~~

- (i) When waived by the Planning Director on sites where a property owner creates a shared access point or where multiple access points on a property are consolidated consistent with adopted access management policies;**
- (ii) For good cause shown, when waived by the Planning Director as part of Site Plan approval in accordance with 20-1305 and based upon a parking study submitted in accordance with 20-905; or**
- (iii) When a variance from the parking requirements is granted by the Board of Zoning Appeals based upon the specific circumstances of the property.**

(e) Issuance of Building Permits or Certificates of Occupancy

No Building permits or certificates of occupancy shall be issued unless the minimum parking standards are being complied with or those standards have been waived in accordance with 20-901(d). ~~even though a site plan may have been approved previously that included fewer Parking Spaces, due to the unknown or changing status of occupancy.~~

(f) Exemption for CD District

Due to the unique characteristics of the Downtown Commercial District, allowed uses in the CD Zoning District are exempt from the requirement to provide off-street parking and off-street loading spaces.

(g) Parking Requirements in PRDs, PCDs and PIDs established before July 1, 2006
Parking standards for uses listed in 20-902, 20-903 or 20-904 of this Development Code shall be applied when establishing minimum requirements for New Developments, Expansions or Enlargements, or Change of Use or Occupancy in these established Planned Unit Developments.

20-902 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly stated in this article, Off-street **Parking Spaces** shall be provided in accordance with the minimum ratios of the following, Schedule A.

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
RESIDENTIAL <u>USE GROUPS</u>		
HOUSEHOLD LIVING		
<u>Accessory Dwelling Unit</u>	<u>See 20-534 for standards</u>	None
Attached Dwelling	2 per Dwelling Unit	
<u>Cluster Dwelling</u>		
Detached Dwelling		
Duplex	1 per bedroom	
Manufactured Home	2 per Dwelling Unit	
Manufactured Home, Residential-Design		
<u>Mobile Home</u>	2 per Dwelling Unit (1 may be located in common area)	
<u>Mobile Home Park</u>		
Multi-Dwelling Structure	1 per bedroom, + 1 per 10 units (visitors and guests)	1 per 4 auto spaces
<u>Non-Ground Floor Dwelling</u>	<u>1 per bedroom</u>	<u>None</u>
<u>Work/Live Unit</u>	<u>1 per Dwelling Unit</u>	
<u>Zero Lot Line Dwelling</u>	<u>2 per Dwelling Unit</u>	
<u>Home Occupation, Type A or B</u>	<u>See 20-537 for standards</u>	
GROUP LIVING		
Assisted Living	1 per independent living unit; 0.5 per Assisted Living unit	None
Boarding Houses <u>and Cooperatives</u>	1.5 per 2 lawful occupants	1 per 4 auto spaces
Dormitory and Scholarship Halls		
Fraternity and Sorority Houses		
Group Homes, <u>General</u>	1 + 1 per employee	None
Group Homes, <u>Limited</u>	<u>2 per Dwelling Unit</u>	
<u>PUBLIC AND CIVIC USE GROUPS</u>		
<u>COMMUNITY FACILITIES</u>		
Adult Day Care	1 per 1.5 employees	None
Cemetery	per Schedule D (Section 20-905)	
College / University	<u>1 per 4 employees + 1 per 10 students</u> <u>[based on average annual attendance]</u>	<u>1 per 5 students</u>
Cultural Center / Library	1 per 500 square feet	5 or 1 per 4 auto spaces, whichever is greater
Day Care Center	1 per 1.5 employees + 4 spaces	None
Day Care Home, Class A	1 per 1.5 employees	
Day Care Home, Class B		
Detention	<u>per Schedule D (Section 20-905)</u>	<u>1 per 10 auto spaces</u>
Lodge, Fraternal and Civic Assembly	1 per 500 square feet	None

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces	
Postal Service	per Schedule D (Section 20-905)	5 or 1 per 10 auto spaces, whichever is greater	
Public Safety	per Schedule D (Section 20-905)	None	
School, Grades K–9	1 per 1.5 teachers and employees	1 per 5 students	
Grades 10+	1 per 1.5 teachers and employees + 1 per 3 students	5 or 1 per 10 auto spaces, whichever is greater	
Funeral and Interment Cremating Interring Undertaking	1 per vehicle used in the business; 1 per vehicle used in the business; 1 per 200 <u>300</u> square feet	None	
<u>Temporary Shelter</u>	<u>1 per 1.5 employees</u>	<u>1 per 5 clients</u>	
<u>Social Service Agency</u>	<u>1 per 300 square feet</u>	<u>1 per 10 auto spaces</u>	
<u>Community Meal Program</u>	<u>1 per 1.5 employees + 1 per 5 seats</u>	5 or 1 per 10 auto spaces, whichever is greater	
Utility, Minor	<u>1 space</u>	1 per 10 auto spaces	
Utility and Service, Major	1 per 1.5 employees		
MEDICAL FACILITIES			
Extended Care Facilities, <u>General and Limited</u>	1 per 3 beds	5 or 1 per 10 auto spaces, whichever is greater	
Health Care Office; Health Care Clinic	1 per 200 <u>300</u> square feet	1 per 10 auto spaces	
Hospital	1 per 3 beds	5 or 1 per 10 auto spaces, whichever is greater	
Outpatient Care Facilities	1 per 300 square feet	1 per 10 auto spaces	
<u>RECREATIONAL FACILITIES</u>			
Active Recreation / Community Recreation	Per Schedule D (Section 20-905)	5 or 1 per 4 auto spaces, whichever is greater	
Entertainment & Spectator Sports, General	1 per 3 seats	1 per 10 auto spaces	
Entertainment & Spectator Sports, Limited	1 per 4 seats	5 or 1 per 10 auto spaces	
Participant Sports & Recreation, Indoor	1 per 200 square feet or 8 per tennis court <u>1 per 500 square feet of customer/activity area</u>	<u>1 per 10 auto spaces</u>	
Participant Sports & Recreation, Outdoor	1 per 500 square feet of customer/activity area or 8 per tennis court <u>1 per 500 square feet of customer/activity area</u>		
<u>Nature Preserve / Undeveloped</u>	<u>Per Schedule D (Section 20-905)</u>		
<u>Passive Recreation</u>			
<u>Private Recreation</u>			
RELIGIOUS ASSEMBLY			
<u>Campus or Community Institution</u>	1 per 4 seats in sanctuary or principal worship or assembly space plus spaces required for permitted Accessory Uses	5 or 1 per 10 auto spaces, whichever is greater	
<u>Neighborhood Institution</u>			

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
<u>COMMERICAL USE GROUPS</u>		
ANIMAL SERVICES		
Kennel	1 per 500 square feet	None
Livestock Sales	1 per 600 square feet	None
Sales and Grooming	1 per 300 square feet	1 per 10 auto spaces
Veterinary	1 per 400 square feet	None
EATING AND DRINKING ESTABLISHMENTS		
<u>Accessory Bar</u>	<u>1 per 3 persons based on maximum occupancy PLUS 1 per employee based on the largest shift</u>	<u>None</u>
<u>Accessory Restaurant</u>	<u>1 per 100 square feet of customer service area PLUS 1 per employee based on the largest shift</u>	
Bar or Lounge	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 3 persons based on maximum occupancy PLUS 1 per employee based on the largest shift</u>	<u>5 or 1 per 10 auto spaces, whichever is greater</u>
Brewpub		
Fast Order Food	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 100 square feet of customer service area PLUS 1 per employee based on the largest shift</u>	
Fast Order Food, Drive-In		
Nightclub	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift <u>1 per 3 persons based on maximum occupancy PLUS 1 per employee based on the largest shift</u>	
<u>Private Dining Establishment</u>	<u>Per Section 20-539</u>	<u>Per Section 20-539</u>

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Restaurant, Quality	<p>Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons based on maximum occupancy, whichever is greater</p> <p>PLUS</p> <p>Employees: 1 per employee based on the largest shift</p> <p><u>1 per 100 square feet of customer service area PLUS 1 per employee based on the largest shift</u></p>	<p><u>5 or 1 per 10 auto spaces, whichever is greater</u></p>
<u>OFFICE</u>		
Administrative and Professional	1 per 300 square feet	1 per 10 auto spaces
Financial, Insurance and Real Estate		
<u>Other</u>		
<u>PARKING FACILITIES</u>		
<u>Accessory</u>	None	None
Commercial		
<u>RETAIL SALES AND SERVICE</u>		
Building Maintenance Service	1 per 500 square feet	1 per 10 auto spaces
Business Equipment Sales and Service	1 per 300 square feet	
Business Support Service	1 per 400 square feet	
Communications Service Establishments	1 per 400 square feet	1 per 10 auto spaces
Construction Sales and Service	1 per 500 square feet of Building area + 1 space per acre of outdoor storage or assembly	1 per 10 auto spaces
Food and Beverage <u>Retail Sales</u>	1 per 200 <u>300</u> square feet	5 or 1 per 10 auto spaces
<u>Mixed Media Store</u>	<u>1 per 300 square feet</u>	<u>5 or 1 per 10 auto spaces</u>
Personal Convenience <u>Service</u>	1 per 300 square feet	1 per 10 auto spaces
Personal Improvement <u>Service</u>	1 per 200 square feet	1 per 10 auto spaces
Repair Service, Consumer	1 per 400 square feet	
Retail Sales, General	per Schedule B (Section 20-903)	
<u>Retail Establishment, Large</u>	<u>per Schedule B (Section 20-903)</u>	<u>1 per 10 auto spaces</u>
<u>Retail Establishment, Medium</u>		
<u>Retail Establishment, Specialty</u>		
<u>SEXUALLY ORIENTED BUSINESSES</u>		
<u>Sexually Oriented Media Store</u>	<u>1 per 300 square feet</u>	<u>5 or 1 per 10 auto spaces</u>
<u>Physical Sexually Oriented Business</u>		
<u>Sex Shop</u>		
<u>Sexually Oriented Theater</u>	<u>1 per 4 seats</u> (similar to Entertainment, Limited which includes theaters)	
<u>TRANSIENT HABITATION ACCOMODATION</u>		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Bed and Breakfast	1 per guest room + 1 per 1.5 employees	None
Camping <u>Campground</u>	1 per camp space	None
Elderhostel	1 per guest room + 1 per 1.5 employees for associated uses	as required for associated uses
Lodging <u>Hotel, Motel, Extended Stay</u>		
VEHICLE SALES AND SERVICE		
Cleaning <u>(car wash)</u>	2 + stacking spaces <u>per Section 20-911</u>	None
Fleet Storage	1 per 1.5 employees	
<u>Gas and Fuel Sales</u>	2 per station + 2 per pump island + 1 per service bay <u>1 per 300 square feet of retail sales area + 2 per pump island</u>	
Heavy Equipment Repair	2 per service bay, not counting the bay or Access way to the bay	
Heavy Equipment Sales/Rental	1 per 5,000 square feet of open sales area + 1 per 500 square feet of enclosed sales area + 2 per service bay	
Inoperable Vehicles Storage	1 per 1.5 employees	
Light Equipment Repair	2 per service bay, not counting the bay or Access way to the bay	
Light Equipment Sales/Rental	1 per 5,000 square feet of open sales area + 1 per 500 square feet of enclosed sales area + 2 per service bay	
Recreational Vehicle and Boat Storage	1 per 25 storage spaces	
<u>INDUSTRIAL USE GROUPS</u>		
<u>INDUSTRIAL FACILITIES</u>		
Explosive Storage	per Schedule C (Section 20-904)	None
Industrial, General		
Industrial, Intensive		
Laundry Service		
Manufacturing and Production, Limited		
Manufacturing and Production, Technological		
Research Service	per Schedule C (Section 20-904)	1 per 10 auto spaces
Scrap and Salvage Operation	1 per acre	None
WHOLESALE, STORAGE AND DISTRIBUTION		
<u>Exterior Storage</u>	per Schedule C (Section 20-904)	None
Heavy		
Light		
Mini-Warehouse	4 + 1 per 25 rental spaces	
<u>Other Use Types OTHER USE GROUPS</u>		
ADAPTIVE REUSE		
<u>Designated Historic Property</u>	As established at time of Special Use approval <u>per Section 20-501</u>	As established at time of Special Use approval <u>per Section 20-501</u>
<u>Greek Housing Unit</u>		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
<u>AGRICULTURE</u>		
<u>Agricultural Sales</u>	<u>1 per 500 square feet of Building area + 1 space per acre of outdoor storage or assembly</u>	<u>1 per 10 auto spaces</u>
<u>Agricultural Services</u>	<u>1 per 1.5 employees</u>	<u>1 per 10 auto spaces</u>
Agriculture, Animal	None	None
Agriculture, Crop	None	None
COMMUNICATIONS FACILITIES		
<u>Amateur and Receive Only Antennas</u>	<u>None</u>	<u>None</u>
<u>Broadcasting Tower</u>	<u>1 space</u>	<u>None</u>
Communications Service Establishment	<u>1 per 400 square feet</u>	<u>1 per 10 auto spaces</u>
<u>Telecommunications Antenna</u>	<u>None</u>	<u>None</u>
<u>Telecommunications Tower</u>	<u>1 space</u>	<u>None</u>
<u>Satellite Dish</u>	<u>None</u>	<u>None</u>
Co-located	None	None
Freestanding	1 space per Accessory Structure	None
MINING		
Mining	per Schedule D (Section 20-905)	None
RECYCLING FACILITIES		
Large Collection	per Schedule C (Section 20-904)	None
Small Collection		
Processing Center	per Schedule C (Section 20-904)	None

20-902 ~~OFF-STREET PARKING SCHEDULE A~~

Unless otherwise expressly stated in this article, Off-street ~~Parking Spaces~~ shall be provided in accordance with the minimum ratios of the following, ~~Schedule A~~.

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Residential		
HOUSEHOLD LIVING		
Detached Dwelling	2 per Dwelling Unit	None
Attached Dwelling		
Duplex	1 per bedroom	None
Multi-Dwelling Structure	1 per bedroom, + 1 per 10 units (visitors and guests)	1 per 4 auto spaces
Manufactured Home, Residential Design	2 per Dwelling Unit	None
Manufactured Home Park	2 per Dwelling Unit (1 may be located in common area)	None

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
GROUP LIVING		
Fraternity, Sorority	1.5 per 2 lawful occupants	1 per 4 auto spaces
Dormitory, Boarding Houses, Scholarship Halls	1.5 per 2 lawful occupants	1 per 4 auto spaces
Group Homes	1 + 1 per employee	1 per 4 auto spaces
Retirement House, Assisted Living	1 per independent living unit; 0.5 per Assisted Living unit	None
Public and Civic		
COMMUNITY RECREATION	per Schedule D (§ Section 20-905) Error! Reference source not found.	5 or 1 per 4 auto spaces, whichever is greater
CULTURAL CENTER/LIBRARY	1 per 500 square feet	5 or 1 per 4 auto spaces, whichever is greater
DAY CARE:		
Adult Day Care Home	1 per 1.5 employees	None
Day Care Home, Class A		
Day Care Home, Class B		
Day Care Center	1 per 1.5 employees + 4 spaces	None
LODGE, FRATERNAL AND CIVIC ASSEMBLY	1 per 500 square feet	None
POSTAL SERVICE	per Schedule D (§ Section 20-905)	5 or 1 per 10 auto spaces, whichever is greater
PUBLIC SAFETY	per Schedule D (§ Section 20-905)	None
RELIGIOUS ASSEMBLY	1 per 4 seats in sanctuary or principal worship or assembly space plus spaces required for permitted Accessory Uses	5 or 1 per 10 auto spaces, whichever is greater
SCHOOLS:		
Grades K-9	1 per 1.5 teachers and employees	1 per 5 students
Grades 10+	1 per 1.5 teachers and employees + 1 per 3 students	5 or 1 per 10 auto spaces, whichever is greater
UTILITY, MINOR	1 per 1.5 employees	1 per 10 auto spaces
UTILITY, MAJOR	1 per 1.5 employees	1 per 10 auto spaces
Commercial Use Types		
ANIMAL SERVICES:		
Kennel	1 per 500 square feet	None
Salon and Grooming	1 per 300 square feet	1 per 10 auto spaces
Veterinary	1 per 400 square feet	None
Livestock Sales	1 per 600 square feet	None
BUILDING MAINTENANCE SERVICE	1 per 500 square feet	1 per 10 auto spaces
BUSINESS EQUIPMENT SALES AND SERVICE	1 per 300 square feet	1 per 10 auto spaces
BUSINESS SUPPORT SERVICE	1 per 400 square feet	1 per 10 auto spaces
COMMUNICATIONS SERVICE ESTABLISHMENT	1 per 400 square feet	1 per 10 auto spaces
CONSTRUCTION SALES AND SERVICE	1 per 500 square feet of Building area + 1 space per acre of outdoor storage or assembly	1 per 10 auto spaces
EATING AND DRINKING ESTABLISHMENTS:		
Bar or Lounge	Customers: 1 per 100 square feet of customer service area, or 1 per 3 persons	5 or 1 per 10 auto spaces, whichever is greater
Brewpub		

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Fast Order Food	based on maximum occupancy, whichever is greater PLUS Employees: 1 per employee based on the largest shift	
Fast Order Food, Drive-In		
Nightclub		
Restaurant, High Turnover		
Restaurant, Quality		
Restaurant, Sit-Down		
Licensed Premise		
ENTERTAINMENT AND SPECTATOR SPORTS:		
Limited	1 per 4 seats	5 or 1 per 10 auto spaces
General	1 per 3 seats	1 per 10 auto spaces
FINANCIAL, INSURANCE AND REAL ESTATE SERVICE	1 per 300 square feet	1 per 10 spaces
FOOD AND BEVERAGE SALES	1 per 200 square feet	5 or 1 per 10 auto spaces
FUNERAL AND INTERMENT SERVICES:		
Cemetery	per Schedule D (§ Section 20-905)	None
Cremating	1 per vehicle used in the business	None
Interring		
Undertaking	1 per 200 square feet	None
GAS AND FUEL SALES	2 per station + 2 per pump island + 1 per service bay	None
MEDICAL FACILITIES	1 per 200 square feet	1 per 10 auto spaces
Extended Care Facilities	1 per 3 beds	5 or 1 per 10 auto spaces, whichever is greater
Health Care Office, Health Care Clinic	1 per 200 square feet	1 per 10 auto spaces
Hospital	1 per 3 beds	5 or 1 per 10 auto spaces, whichever is greater
Outpatient Care Facilities	1 per 300 square feet	1 per 10 auto spaces
OFFICE, ADMINISTRATIVE AND PROFESSIONAL	1 per 300 square feet	1 per 10 auto spaces
PARKING, COMMERCIAL	None	None
PERSONAL CONVENIENCE SERVICE	1 per 300 square feet	1 per 10 auto spaces
PERSONAL IMPROVEMENT SERVICE	1 per 200 square feet	1 per 10 auto spaces
REPAIR SERVICE, CONSUMER	1 per 400 square feet	1 per 10 auto spaces
RETAIL SALES, GENERAL	per Schedule B (§ Section 20-903)	1 per 10 auto spaces
SPORTS AND RECREATION, PARTICIPANT:		
Indoor	1 per 200 square feet or 8 per tennis court	1 per 10 auto spaces
Outdoor	1 per 500 square foot of customer/activity area or 8 per tennis court	1 per 10 auto spaces
TRANSIENT HABITATION:		
Bed and Breakfast	1 per guest room + 1 per 1.5 employees	None
Lodging	1 per guest room + 1 per 1.5 employees for associated uses	as required for associated uses
Camping	1 per camp space	None
VEHICLE SALES AND SERVICE:		
Cleaning/Washing	2, + stacking spaces per §Error! Reference source not found.	None
Fleet Storage	1 per 1.5 employees	None
Heavy Equipment Repair	2 per service bay, not counting the bay or	None

Use Category	Minimum Number of Vehicle Parking Spaces Required	Minimum Number of Bicycle Parking Spaces
Light Equipment Repair	Access way to the bay	
Heavy Equipment Sales/Rental	1 per 5,000 square feet of open sales area	None
Light Equipment Sales/Rental	+ 1 per 500 square feet of enclosed sales area + 2 per service bay	
Inoperable Vehicles Storage	1 per 1.5 employees	None
Recreational Vehicle and Boat Storage	1 per 25 storage spaces	None
Industrial Use Types		
EXPLOSIVE STORAGE	per Schedule C (§ Section 20-904)	None
INDUSTRIAL, GENERAL		
INDUSTRIAL, INTENSIVE		
LAUNDRY SERVICE		
MANUFACTURING AND PRODUCTION, LIMITED		
MANUFACTURING AND PRODUCTION, TECHNOLOGICAL		
RESEARCH SERVICE	per Schedule C (§ Section 20-904)	1 per 10 auto spaces
SALVAGE OPERATION	1 per acre	None
WHOLESALE, STORAGE AND DISTRIBUTION:		
Mini Warehouse	4 + 1 per 25 rental spaces	None
Light	per Schedule C (§ Section 20-904)	None
Heavy		
Other Use Types		
AGRICULTURE, ANIMAL	None	None
AGRICULTURE, CROP	None	None
ADAPTIVE REUSE OF A HISTORIC PROPERTY	As established at time of Special Use approval	As established at time of Special Use approval
MINING	per Schedule D (§ Section 20-905)	None
RECYCLING FACILITIES:		
Large Collection	per Schedule C (§ Section 20-904)	None
Small Collection		
Processing Center	per Schedule C (§ Section 20-904)	None
COMMUNICATIONS FACILITIES:		
Co-located	None	None
Freestanding	1 space per Accessory Structure	None

20-903 OFF-STREET PARKING SCHEDULE B

- (a) Off-street **Parking Spaces** for Schedule B uses shall be provided in accordance with the following standards. These standards shall be minimum standards for the provision of off-street **Parking Spaces**. ~~The maximum number of off-street **Parking Spaces** for a Schedule B use shall not exceed 120% of the minimum required number of **Parking Spaces** for such a use.~~

Gross Floor Area (Sq. Ft.)	Off-Street Parking Spaces Required
1–45,000	1 per 200 300 square feet
45,001–100,000	225 150 + 1 per 300 400 square feet of Gross Floor Area between 45,001 and 100,000 square feet
100,001+	400 288 + 1 per 400 500 square feet of Gross Floor Area above 100,000 square feet

- (b) The maximum number of off-street **Parking Spaces** for a Schedule B use shall not exceed 120% of the minimum required number of **Parking Spaces** for such a use.**

20-904 OFF-STREET PARKING SCHEDULE C

Off-street **Parking Spaces** for Schedule C uses shall be provided in accordance with the following standards:

Gross Floor Area (Sq. Ft.)	Off-Street Parking Required		
		Warehousing Floor Area Manufacturing or Other Floor Area	Outdoor Storage Area
1–20,000	1 per vehicle used in the business +	1 per 1,000 square feet +	1 per 750 square feet +
20,001 – 120,000		1 per 5,000 square feet +	1 per 1,500 square feet +
120,001 +		1 per 10,000 square feet +	1 per 3,000 square feet +
<u>If business is employee intensive, parking may be based on ratio of employees</u>	1 per vehicle used in the business +	<u>1 per 1.5 employees on largest shift</u>	1 per acre

20-905 OFF-STREET PARKING SCHEDULE D

Schedule “D” uses have widely varying Parking demand characteristics, making it difficult to specify a single off-street parking standard.

(a) Standards

Upon receiving a development application for a use subject to “Schedule D” standards, the **Planning Director** shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or shall establish minimum off-street parking requirements.

(b) Parking Study

The decision of the **Planning Director** shall be based upon a Parking study prepared by the applicant.

- (1) The study shall include estimates of Parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the **Planning Director**, and include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use.
- (2) Comparability will be determined by **Density**, **Scale**, bulk, area, type of activity, and location.
- (3) The study shall document the source of data used to develop the recommendations.

20-906 OFF-STREET LOADING - (NO CHANGES PROPOSED)

20-907 RULES FOR CALCULATING REQUIREMENTS – (NO CHANGES PROPOSED, SECTION PROVIDED FOR REFERENCE)

The following rules apply when calculating off-street parking and loading requirements.

(a) Multiple Uses

Unless otherwise approved, [Lots](#) containing more than one use shall provide Parking and loading in an amount equal to the total of the requirements for all uses. (See the [Shared Parking](#) provisions of Section 20-909 for possible exceptions.)

(b) Fractions

When measurements of the number of required spaces result in a fractional number, any fractional result shall be rounded up to the next consecutive whole number. For example, if a minimum requirement of 1 space per 200 square feet is applied to a 900 square foot [Building](#), 5 spaces are required, since the fraction of 4.25 is rounded up to 5 spaces.

(c) Area Measurements

- (1) Unless otherwise specifically noted, all Parking and loading standards given in square feet shall be computed on the basis of [Gross Floor Area](#), which is to be measured using all of the [Floor Area](#) on each floor of the [Building](#), whether or not such area is enclosed by walls. Interior areas used for off-street parking or off-Street loading facilities are not counted in calculating the number of [Parking Spaces](#) required.
- (2) For outdoor areas, calculations will be based on the portion of the [Lot](#) actually being used for the specified purpose.

(d) Occupancy- or Capacity-Based Standards

For the purpose of calculating Parking requirements based on employees, students, residents or occupants, calculations are to be based on the greatest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

(e) Bench Seating

When seating consists of benches, pews or other similar seating facilities, each 24 linear inches of seating space counts as 1 seat.

(f) Unlisted Uses

Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the [Planning Director](#) shall apply the off-street parking standard specified for the listed use that the [Planning Director](#) deems most similar to the proposed use or the requirements of off-street parking schedule D, Section 20-905.

PROPOSED CHANGES TO ARTICLE 2 AS SHOWN BELOW–

20-213 CS, COMMERCIAL STRIP DISTRICT

(a) Purpose

The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's Major [Arterial Streets](#). No new undeveloped [Parcel](#) shall be zoned CS, except in the case where an undeveloped [Parcel](#) is adjacent to an existing CS, then the adjacent undeveloped [Parcel](#) may be zoned to the classification CS to allow for expansion of an existing CS use onto the undeveloped adjacent [Parcel](#).

(b) Principal Uses

[Principal Uses](#) are allowed in CS Districts in accordance with the Use Table of Article 4.

(c) Accessory Uses and Accessory Structures

[Accessory Uses](#) and [Structures](#) are permitted by right in connection with any lawfully established [Principal Use](#), except as otherwise expressly provided in this Development Code. Also, unless otherwise stated, [Accessory Uses](#) are subject to the same regulations as the [Principal Use](#).

[Accessory Uses](#) and [Structures](#), including [Home Occupations](#), are subject to the regulations of Section 20-532.

(d) Density and Dimensional Standards

Unless expressly stated, all development in CS Districts shall comply with the City's [Comprehensive Land Use Plan](#), Commercial Design Standards and Guidelines, and the [Density](#) and Dimensional Standards of Article 6.

- (1) Unless otherwise expressly stated, all development in CS Districts shall comply with the [Density](#) and Dimensional of Article 6.
- (2) Expansion of a Development in the CS District to an adjacent [Lot](#) may be allowed only to square off the boundaries of an area designated on the official zoning map as a CS District along the rear or [Side Setback](#) of the Development; provided, however, this expansion may not exceed twenty-five percent (25%) of the [Lot Area](#) of the development and provided, further, the expansion on the adjacent [Lot](#) must implement the goals, policies and strategies of the [Comprehensive Land Use Plan](#) by providing one of the following:
 - (i) Shared [Access](#) with adjacent Development;
 - (ii) Perimeter [Landscaping](#) between the street and the development;
 - (iii) A [Bufferyard](#) or other landscape [Screening](#) between the development and any residential development; or
 - (iv) A sidewalk or extension of a sidewalk, along the public right-of-way adjacent to the [Lot](#) being redeveloped.

(e) Street Access

- (1) The creation of shared public [Access](#) or consolidation of multiple [Access](#) points shall be required where determined by access management policy or adopted corridor plans identify potential changes upon redevelopment of a Major Development Project in the ~~of a CS District.~~
- (2) ~~If the Owner of property in a CS District voluntarily creates a shared Access or consolidates two (2) or more of the property's multiple Access points, the minimum off street parking required by Article 9 may be reduced by twenty percent (20%). Shared Access or consolidation of multiple Access points, which occurs as a result of a condition~~

~~imposed on the approval of a development application or as a requirement of the expansion of an existing CS use, will not be considered voluntary.~~

~~**(f) Off Street Parking**~~

~~In addition to the requirements in Article 9, the following off street parking requirements shall apply in the CS District:~~

- ~~(1) There shall be a minimum of five (5) Parking Spaces spaces per 1,000 square foot of Floor Area for each non-restaurant or Fast Order Food establishment.~~
- ~~(2) There shall be a minimum of one (1) Parking Space per 100 square foot of Floor Area for each restaurant or Fast Order Food establishment without a drive through window.~~
- ~~(3) There shall be a minimum of one (1) Parking Space per 1/3 Building occupancy for restaurants and Fast Order Food establishments with a drive through window.~~
- ~~(4) There shall be a minimum of five (5) Bicycle Parking Spaces per Building.~~

~~To the extent the regulations of Article 9 are contrary to the regulations of this Section, the regulations of this Section shall control.~~

(g) Delete (g), rename subsection (f)

(f) Other Regulations

There are a number of other Development standards that may apply to development in [Base Districts](#), including but not limited to the following:

- (1) General Development Standards**
See Article 11.
- (2) [Landscaping](#)**
See Article 10.
- (3) Off-Street Parking and Loading**
See Article 9.
- (4) Outdoor Lighting**
See Section 20-1103.
- (5) [Overlay Districts](#)**
See Article 3.