

DCA22-0004a

Parking Code Amendments

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Parking Code Amendments

Background

- Reasons for the Code amendments
 - ✓ Address nonconforming site features as a result of the 2019 DDC Update
 - ✓ Ensure actual parking needs are provided
 - ✓ Further clarify and refine requirements and procedures
- DCRC Meetings - February 11, March 11, March 25, and April 22

Summary of Code Amendments

- Section 7.9.3: Calculations (for multiple users)
- Table 7.9-I: Minimum Required Off-Street Parking (related to providing actual parking needs for certain uses)
- Section 7.9.4E (Director Determination)
- Section 7.9.5A.2: Parking Alternatives (related to multifamily dwelling infill development and redevelopment)

Use Type	Existing Requirement	Proposed Requirement
Townhome	4 spaces per DU	2 spaces per DU
Duplex	4 spaces per DU	2 spaces per DU
Manufactured Home Development (HUD-Code)	4 spaces per DU	2 spaces per DU
Day Care, Adult or Child	1 space per 500 sq ft GFA	1 space per 10 children or adults, plus 1 space per employee on the largest shift
Religious Assembly	1 space per 250 sq ft GFA	1 space per 4 design occupancy-load of assembly area per the Building Code

Use Type	Existing Requirement	Proposed Requirement
Business or Trade School	1 space per 300 sq ft GFA	Director determination, see 7.9.4E.1
College or University	1 space per 500 sq ft office, research, and library area; plus 1 space per 250 sq ft assembly areas and classrooms	Director determination, see 7.9.4E.1
Private School and Public School	<p>Elementary or middle: 1 space per 20 students design capacity</p> <p>High school: 1 space per 8 students design capacity</p>	<p>Elementary or middle: 1 space per 12 students design capacity</p> <p>High school: 1 space per 2 students design capacity</p> <p>Plus 1 space per employee on the largest shift, plus guest spaces determined by the school</p>

Use Type	Existing Requirement	Proposed Requirement
<p>Bar, Tavern, or Lounge</p> <p>Private Club</p> <p>Restaurant</p> <p>Restaurant, with Drive-Through</p>	<p>Indoor Seating Area: 1 space per 200 sq ft;</p> <p>Outdoor Seating Area: 1 space per 350 sq ft</p>	<p>1 space per 4 design occupancy-load per Building Code,</p> <p>plus 1 space per employee on the largest shift,</p> <p>plus reserved signed spaces determined by the use (not including handicap designated accessible spaces), not to exceed 5 spaces</p>
<p>Craft Alcohol Production</p>	<p>1 space per 1,000 sq ft production area; plus 1 space per 200 sq ft indoor seating/tasting area; plus 350 sq ft outdoor seating/tasting area</p>	<p>1 space per employee on the largest shift,</p> <p>plus 1 space per 4 design occupancy-load per Building Code for indoor and outdoor seating/tasting areas</p>

Use Type	Existing Requirement	Proposed Requirement
Food Processing, Less than 2,500 Square Feet	1 space per 1,000 sq ft production area; plus 1 space per 200 sq ft indoor seating/tasting area; plus 350 sq ft outdoor seating/tasting area	1 space per employee on the largest shift or
Food Processing, More than 2,500 Square Feet		1 space per 3,500 sq ft GFA
Manufacturing, Low-Impact	Director determination, see 7.9.4E	1 space per employee on the largest shift or
Manufacturing, Medium-Impact	1 space per 1,000 sq ft GFA	1 space per 3,500 sq ft GFA
Manufacturing, High-Impact		
Warehouse and Wholesale Facility	1 space per 1,000 sq ft GFA; plus 1 space per commercial vehicle generally stored on-site	1 space per employee on the largest shift or 1 space per 3,500 sq ft GFA

Add Section 7.9.4E.2

Director Determination

For **uses that are listed in Table 7.9-I: Minimum Required Off-Street Parking**, the Director is authorized to **reduce** required off-street parking based on:

- A. A parking demand study demonstrating that anticipated off-street parking demand for the proposed development, use, or combination of uses will be **less than what is required**;
- B. The applicant has **considered all parking alternatives** options outlined in Section 7.9; and
- C. The Director determines that the information and assumptions used in the study are reasonable and that the study **accurately reflects anticipated off-street parking demand** for the proposed development, use, or combination of uses.

Amend Section 7.9.5A.2

Mixed-Use and Non-Residential Development

For **multifamily dwelling**, mixed-use and non-residential infill development and redevelopment, the minimum number of required parking spaces may be reduced by up to 10 percent, provided the criteria in paragraph 7.9.5A.3 are met.

Recommendation

The Planning and Zoning Commission voted [5-2] to recommend **approval** of the amendments.

Staff recommends **approval** of the amendments related to a new use: Data Center as the proposed amendments meet the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

QUESTIONS?

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