

Memo

City of Spokane
Planning and
Development

To: City Plan Commission

From: Ken Pelton, Principal Planner

Date: **10/17/2013**

Re: East Central No Off-Street Parking Required Overlay

For your consideration during your workshop on October 23 I have prepared information regarding a proposal to establish an East Central No Off-Street Parking Required Overlay.

Please let me know if you have any questions. Thank you.

509 625-6063 or Kpelton@spokanecity.org

East Central No Off-Street Parking Required Overlay

Proposal: Add a no parking required overlay to the Neighborhood Retail (NR-35) zoned area located along 5th Avenue between Haven Street and approximately a half block east of Fiske Street in the East Central Neighborhood.



Process:

Draft proposal for workshop by Plan Commission on October 23, 2013

Neighborhood meeting (tentatively on December 17, 2013 or January 21, 2014)

PC Hearing (tbd)

Council Workshop (PCED?) and Hearing (tbd)

Existing Spokane Municipal Code (SMC) parking exceptions: (Underlining added)

SMC 17C.230.100 General Standards

G. On-Street Parking.

The minimum number of required parking spaces may be reduced by the number of on-street parking spaces immediately adjacent to a site's public right-of-way frontages, located on the same side of the street. The street must be paved, with sidewalks that are ADA accessible. Each complete twenty linear foot section of right-of-way where parallel parking is permitted is considered a parking space. Where parallel, diagonal or other on-street parking is marked on the street or officially designated by other means; the number of complete parking spaces that are adjacent on the same side of the street to the site's frontage are counted. An on-street parking space shall not be counted if it is restricted in its use as a designated loading, taxi or other special use zone or if parking is prohibited for more than five hours any twenty four-hour period. When calculating the number of required bicycle parking spaces per SMC 17C.230.200, the number of vehicle off-street parking spaces that would be required before this reduction is applied is the figure that is used.

SMC 17C.230.110 Minimum Required Parking Spaces

B. Minimum Number of Parking Spaces Required

3. Bicycle parking may substitute for up to ten percent of required parking. For every five nonrequired bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement is reduced by one space. Existing parking may be converted to take advantage of this provision.

4. Existing Uses.

The off-street parking and loading requirements of this chapter do not apply retroactively to established uses; however:

- a. the site to which a building is relocated must provide the required spaces; and
- b. a person increasing the floor area, or other measure of off-street parking and loading requirements, by addition or alteration, must provide spaces as required for the increase, unless the requirement under this subsection is five spaces or fewer.

5. Change of Use.

When the use of an existing building changes, additional off-street parking and loading facilities must be provided only when the number of parking or loading spaces required for the new use(s) exceeds the number of spaces required for the use that most recently occupied the building. A "credit" is given for the most recent use of the property for the number of parking spaces that would be required by the current parking standards. The new use is not required to compensate for any existing deficit.

- a. If the proposed use does not generate the requirement for greater than five additional parking spaces more than the most recent use then no additional parking spaces must be added.

- b. For example, a non-conforming building with no off-street parking spaces most recently contained an office use that if built today would require three off-street parking spaces. The use of the building is proposed to be changed to a restaurant that would normally require six spaces.

The three spaces that would be required of the existing office use are subtracted from the required number of parking spaces for the proposed restaurant use. The remainder is three spaces. Since the three new spaces is less than five spaces no off-street parking spaces would be required to be installed in order to change the use of the building from an office use to a restaurant use.

SMC 17C.230.130 Parking Exceptions

- D. Except in the residential single-family and residential two-family zones existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.

TABLE 17C.230-1 PARKING SPACES BY ZONE [1] (Refer to Table 17C.230-2 for Parking Spaces Standards by Use)		
ZONE	SPECIFIC USES	REQUIREMENT
Overlay	All Land Uses	No off-street parking is required. See the No Off-Street Parking Required Overlay Zone Map 17C.230-M2. <i>(Staff note: The referenced map is the no off-street parking required overlay for the Pacific and Cannon business area in Browne's Addition. The proposed amendment would add another reference to a map showing the East Central No Off-street Parking Required Overlay)</i>