Neighborhood Retail Parking Standards

Proposal Overview
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Purpose of Change

Neighborhood Retail (NR) zones are typically small scale commercial areas many of which are historically located adjacent to or surrounded by Residential Single Family
Purpose of Change

The goal is to balance the need for parking while encouraging revitalization of small scale, neighborhood serving businesses.
Purpose of Change

Small neighborhood serving business centers are desired by the community. If parking standards are reduced, a hurdle to development is removed or lessened.
Neighborhood Retail Parking Locations - South
Neighborhood Retail Zones

By the Numbers

72 Neighborhood Retail Zoned Areas

313 Neighborhood Retail Zoned Parcels

78 of 313 Neighborhood Retail parcels are adjacent to Multiple Zones
226 of 313 Neighborhood Retail parcels are adjacent to Residential Zones

78% Of these are along Arterials

22% Of these are on Residential Streets
Proposal

Retain current parking standards (rates) in Neighborhood Retail Zones
Proposed Changes

Adopt exemption for existing building, new building, or building addition with 3,000 sq. ft. or less
Proposed Changes

Adopt smaller parking stall size to match standards of Centers & Corridors
Proposed Changes

For building floor area is less than 5,000 sq. ft. the parking requirement will be credited with a 3,000 sq. ft. exemption. For example, the parking requirement for a 4,000 sq. ft. building is calculated by subtracting 3000 from 4000; this would leave 1000 sq. ft. that parking calculations would be made upon.
What This Proposal Means for a 5,000 sq. ft. Building with 3,000 sq. ft. credit

- **Office**: 10 spaces required, rate: 1/500 sq ft (4 spaces required under proposal)
- **Retail**: 15 spaces required, rate: 1/330 sq ft (6 spaces required under proposal)
- **Restaurants**: 20 spaces required, rate: 1/250 sq ft (8 spaces required under proposal)
- **Bars**: 10 spaces required, rate: 1/500 sq ft (4 spaces required under proposal)
- **Community Service**: 10 spaces required, rate: 1/500 sq ft (4 spaces required under proposal)
- **Daycare**: 10 spaces required, rate: 1/500 sq ft (4 spaces required under proposal)
Example: Nebraska & Wall

Current total sf: 4,142*
Current min. parking requirement: 17**
Parking min. requirement under proposal: 5

*Estimate based on County Assessor info, actual floor area may be smaller
**Estimate for illustration purposes only
Example: Indian Trail Road & Holyoke

Current total sf: 37,930*
Current min. parking requirement: 115**
Parking min. requirement under proposal: 115

*Estimate based on County Assessor info, actual floor area may be smaller
**Estimate for illustration purposes only
PUBLIC COMMENTS SUMMARY

OPENHOUSE

TWITTER:
1,762 Impressions, 55 Engagements

City of Spokane @SpokaneCity · Mar 26
New #Spokane zone proposal to help small businesses
bit.ly/1FJ70lk @KREM2 pic.twitter.com/Zxq1L1NEZ
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