



Neighborhood Retail Parking Standards

Background

- City Council interest has led this activity
- Staff presented to Plan Commission workshop in June 2014
- Proposal modified based on input from Plan Commission, Planning & Engineering
- Staff presented modified proposal in October and December of 2014.

Purpose of Change

- The goal is to balance the need for parking while encouraging revitalization of small scale, neighborhood serving businesses.
- Neighborhood Retail (NR) zones are typically small scale commercial areas many of which are historically located adjacent to or surrounded by Residential Single Family Zones (RSF).
- Small neighborhood serving business centers are desired by the community.
- If parking standards are reduced, a hurdle to development is removed or lessened.

UNDER THIS PROPOSAL



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

Buildings up to 5,000 sq. ft. receive 3,000 sq. ft. credit. For this example 3,000 sq. ft. is subtracted from 4,142 and parking requirement is calculated using 1,142 sq. ft.

*Estimate based on County Assessor info, actual floor area may be smaller

** Illustration purposes only

