

# Neighborhood Retail Parking Standards



## Proposal Overview March 2015

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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.

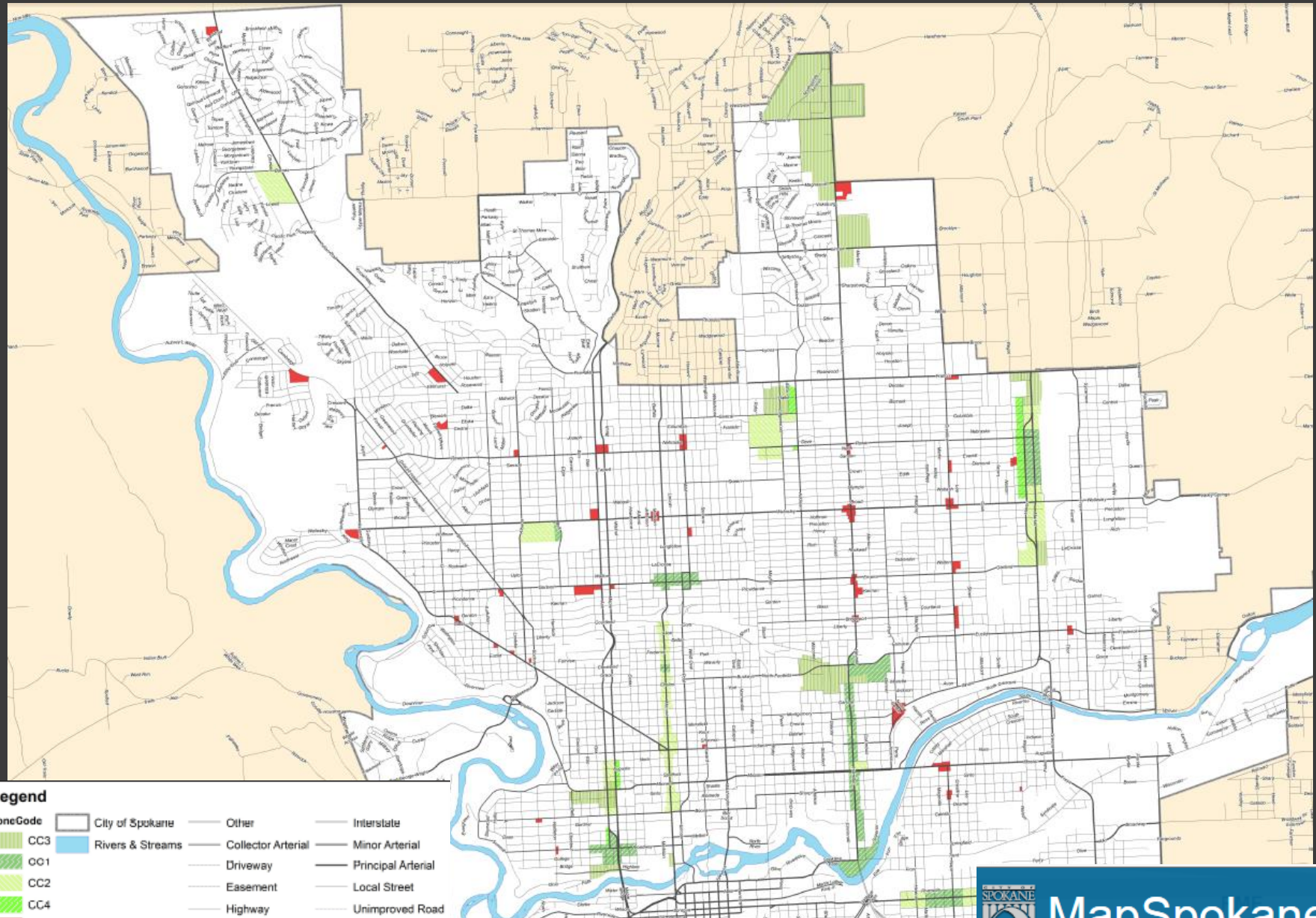


# Purpose of Change

Small neighborhood serving business centers are desired by the community. If parking standards are reduced, a hurdle to development is removed or lessened.

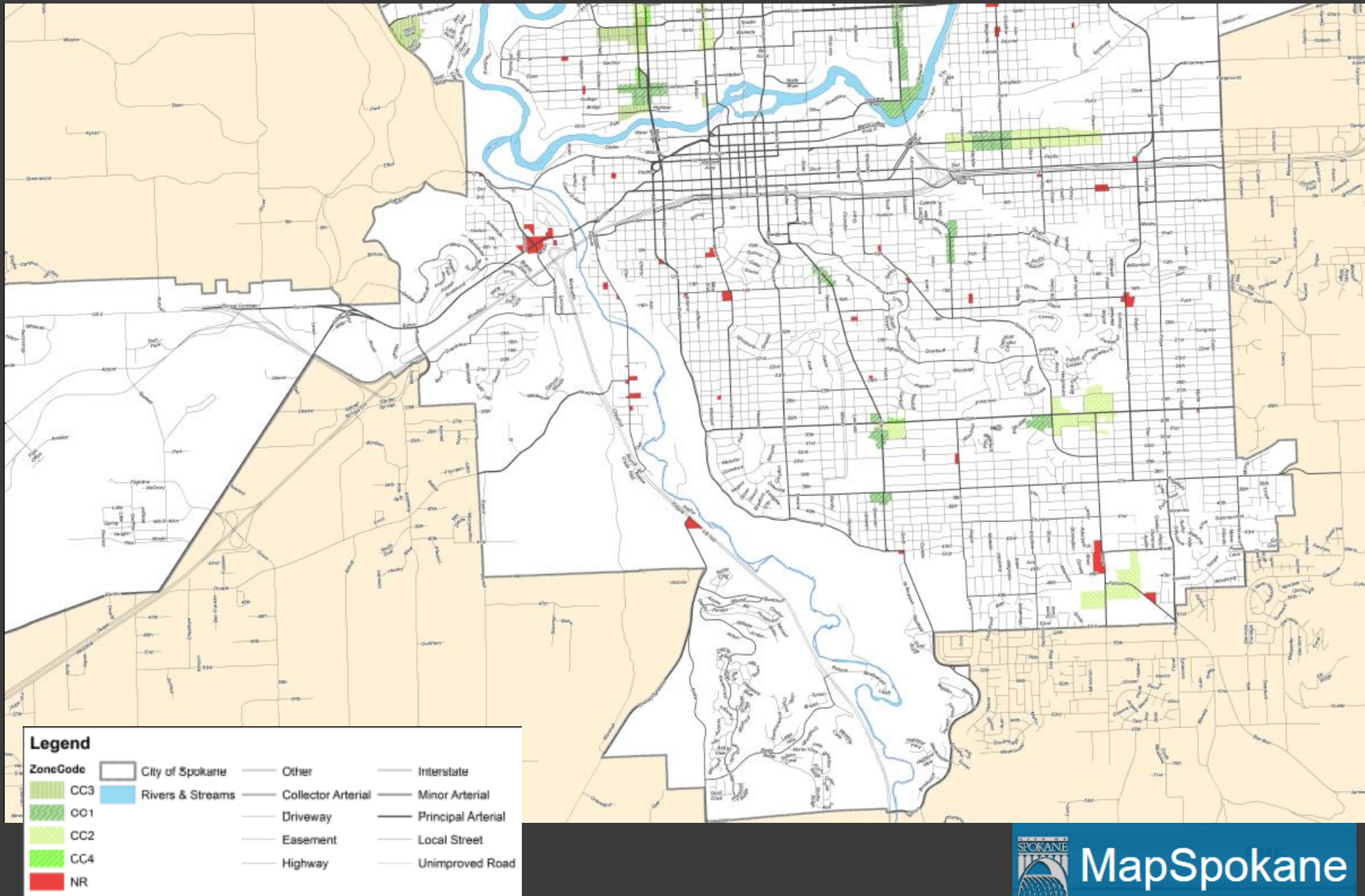


# Neighborhood Retail Parking Locations - North



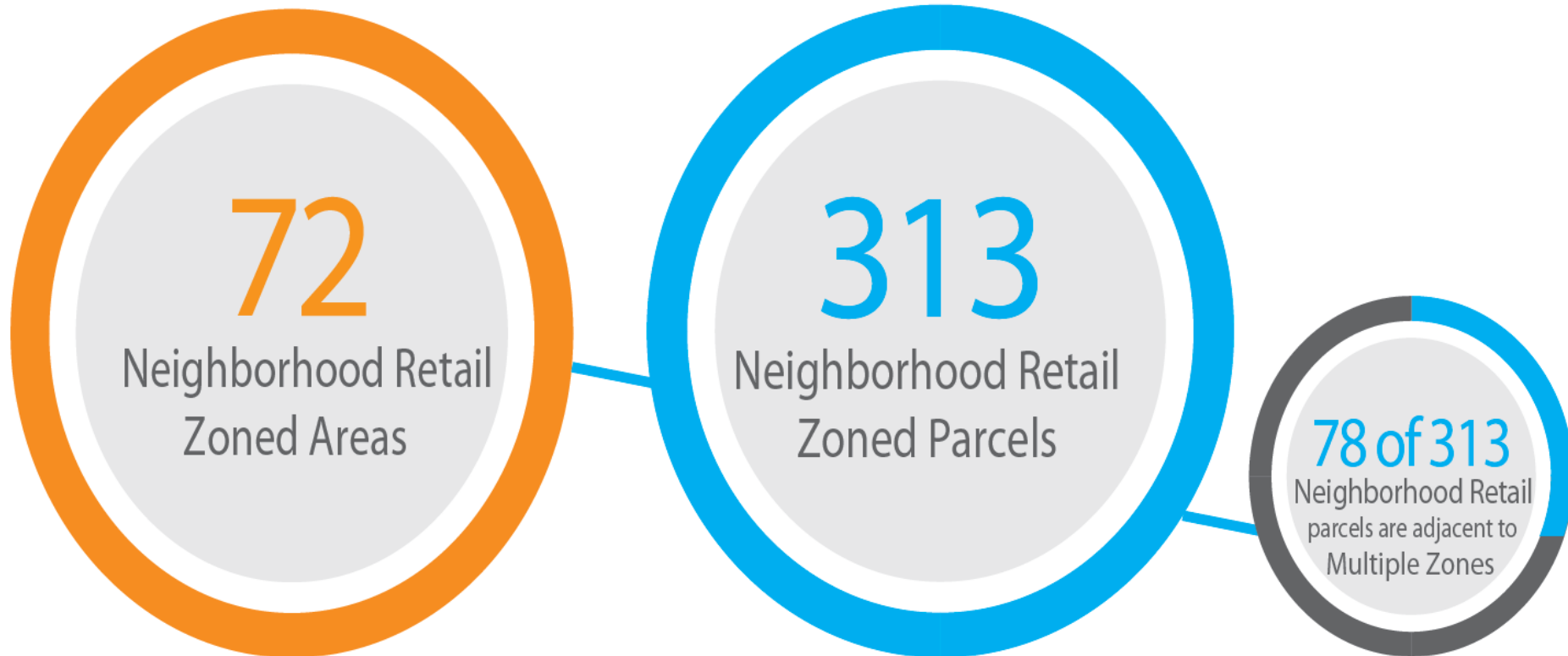
MapSpokane

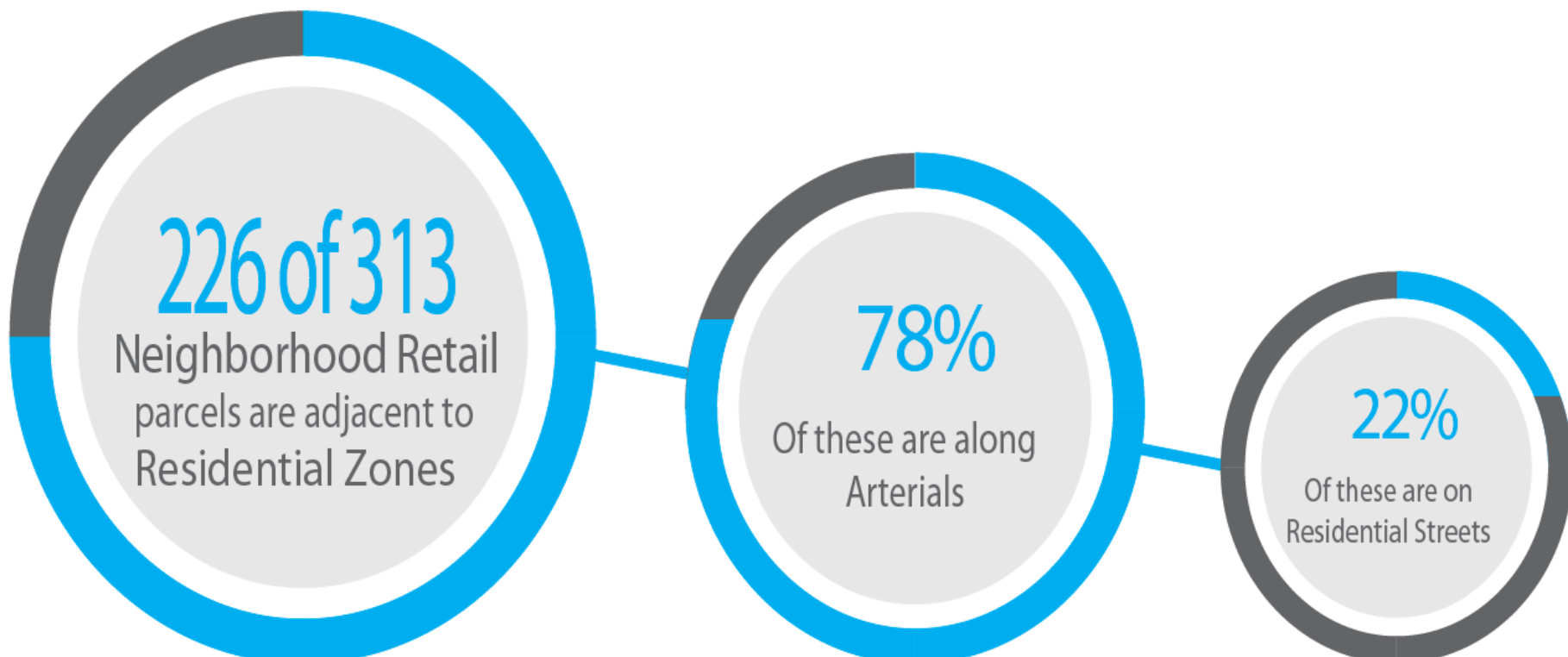
# Neighborhood Retail Parking Locations - South



MapSpokane

# Neighborhood Retail Zones BY THE NUMBERS





# 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

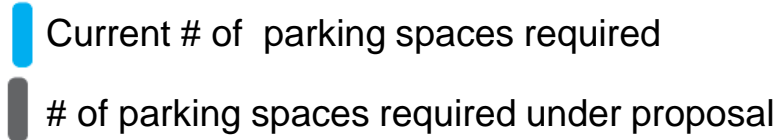


# Proposed Changes

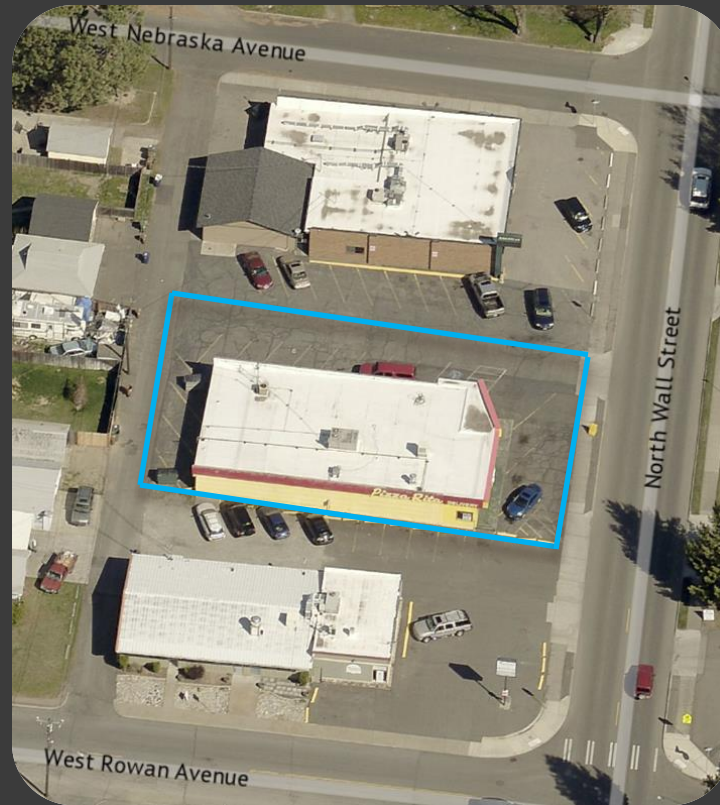
For building floor area is less than 5,000 sq. ft. the parking requirement will be credited with a 3,000 sq. ft. exemption. For example, the parking requirement for a 4,000 sq. ft. building is calculated by subtracting 3000 from 4000; this would leave 1000 sq. ft. that parking calculations would be made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



# What This Proposal Means for a 5,000 sq. ft. Building with 3,000 sq. ft. credit



# 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*



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