

# B4 & B5 Zoning Ordinance Amendments: Parking

Resolution of Intent

City Planning Commission

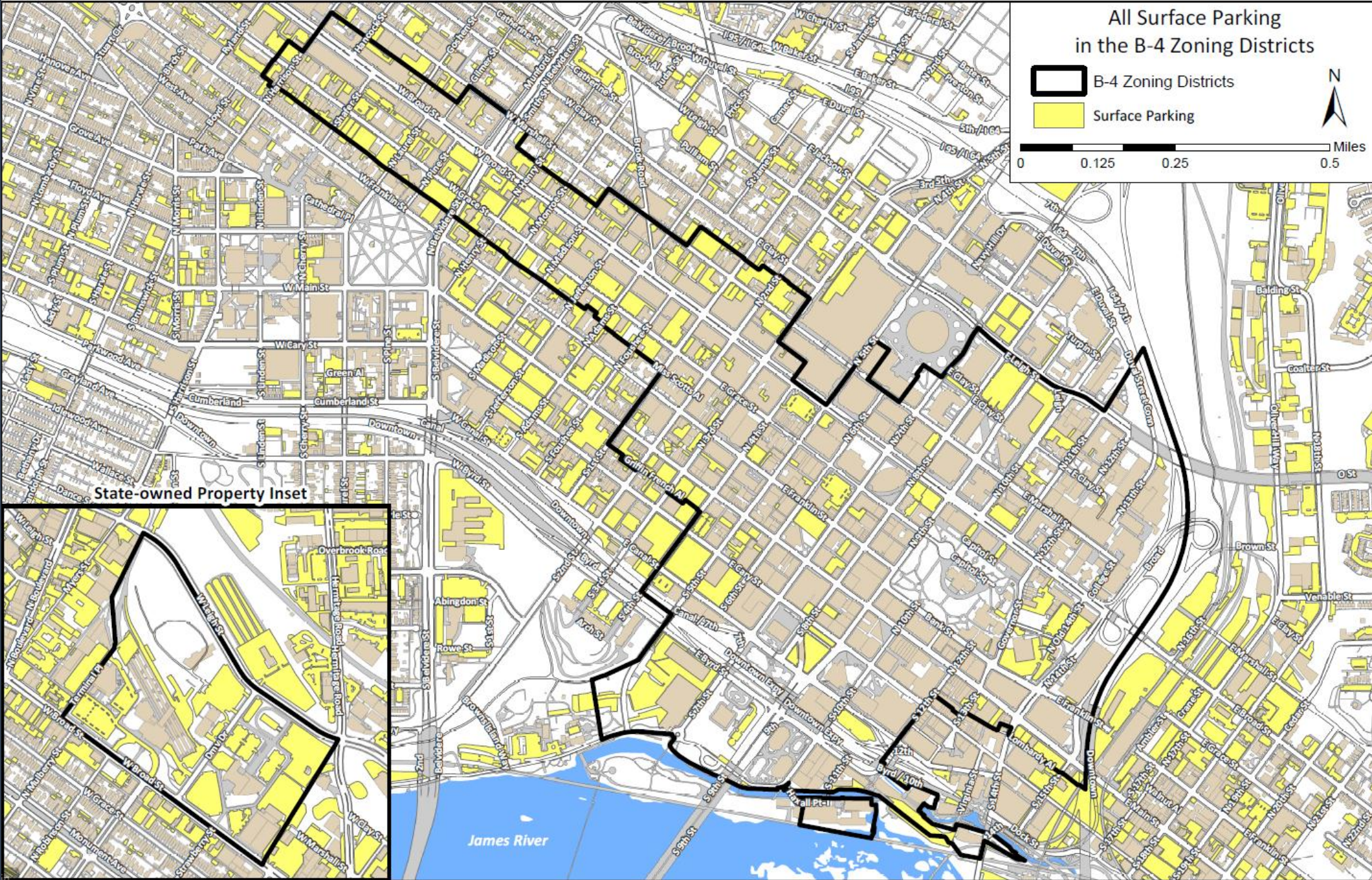
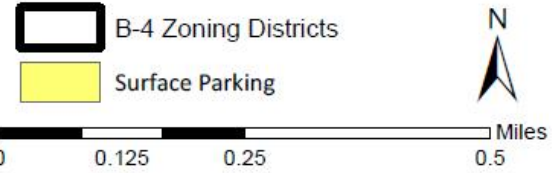
December 5, 2016



# Proposed Amendments

- In response to feedback from the Planning Commission to look at parking as a use in the Downtown
- Currently, in the B-4, B-5, CM, and DCC districts, off-street parking spaces are only required for dwelling unit, hotel, and motel uses.
- Proposed amendments address surface parking as a use, hotel and motel parking requirements, and dwelling uses. Minor changes to site layout and screening requirements.

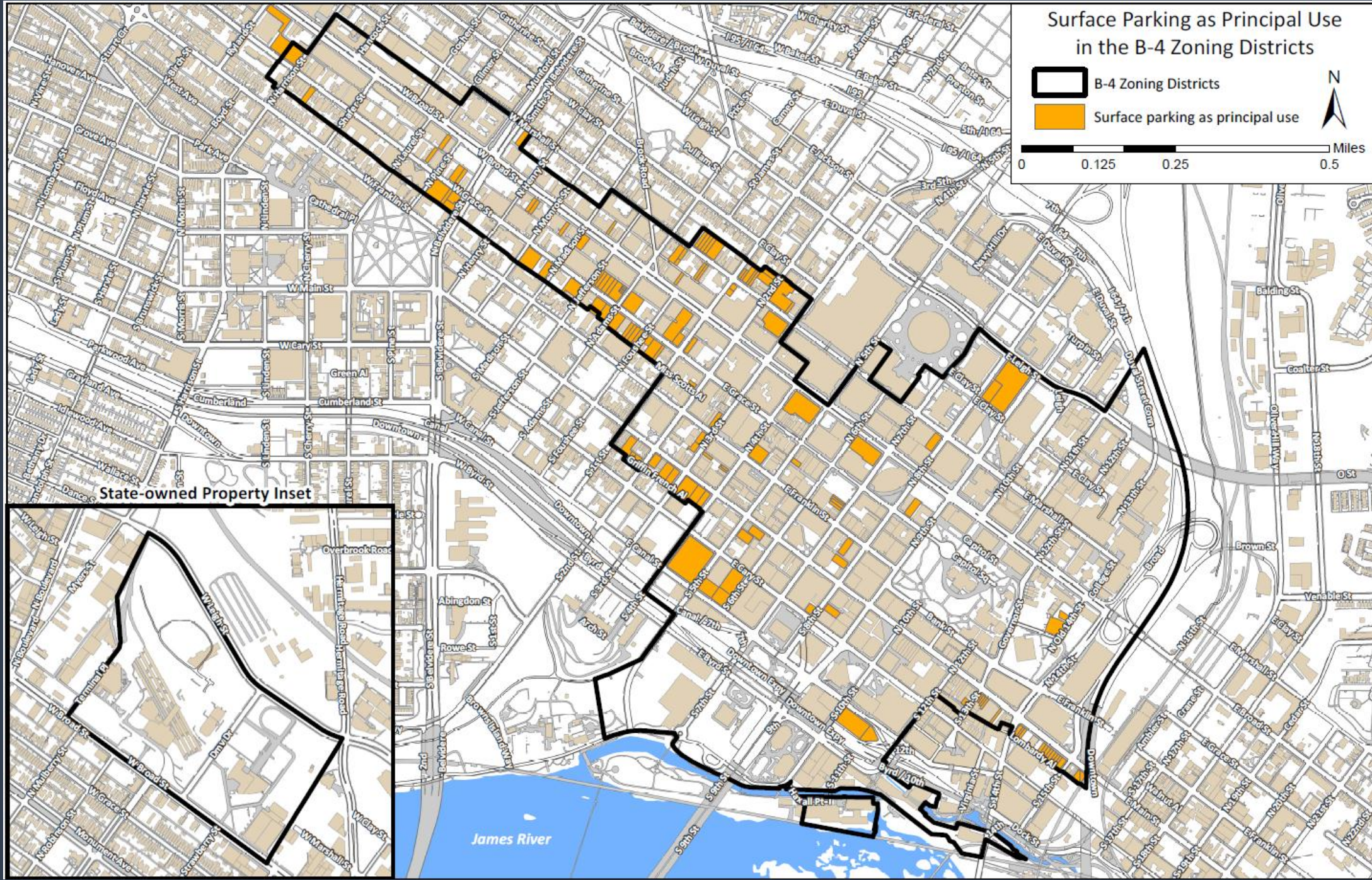
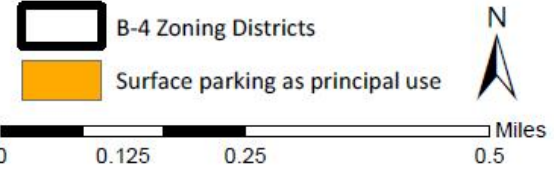
# All Surface Parking in the B-4 Zoning Districts



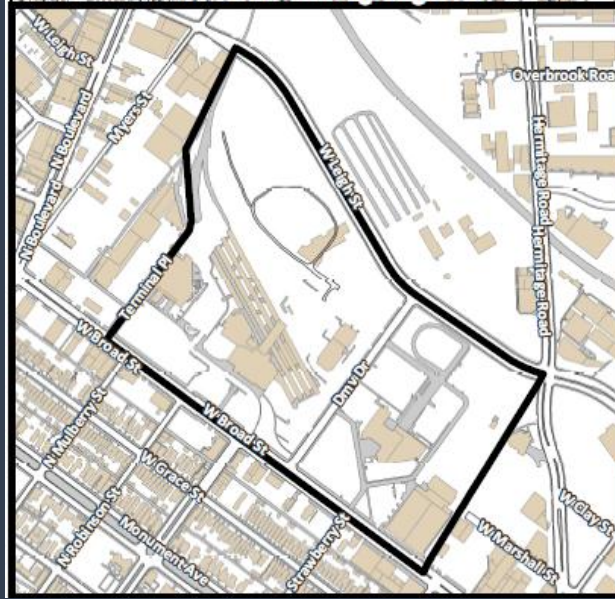
State-owned Property Inset






# Surface Parking as Principal Use in the B-4 Zoning Districts



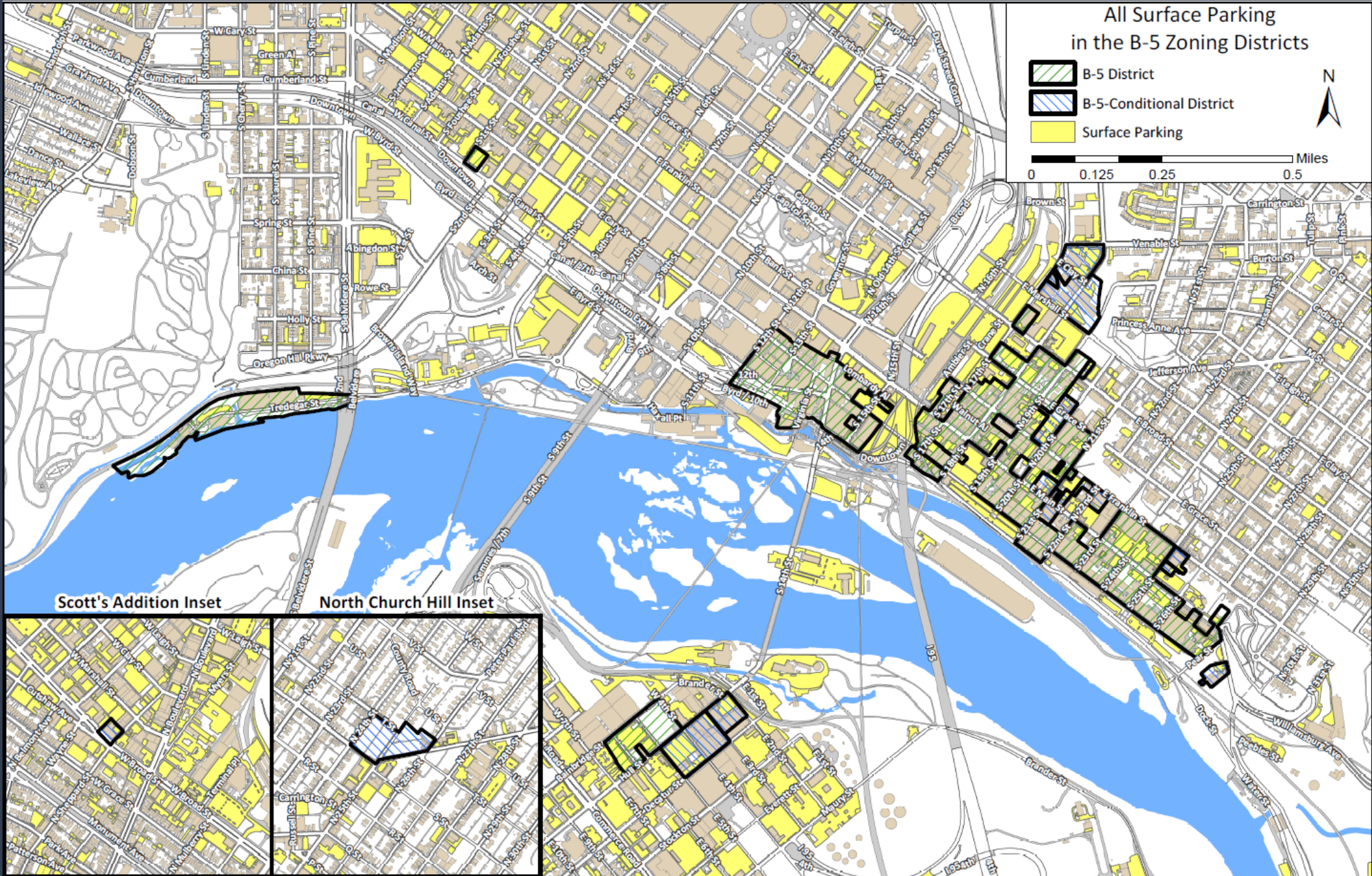

State-owned Property Inset






# All Surface Parking in the B-5 Zoning Districts

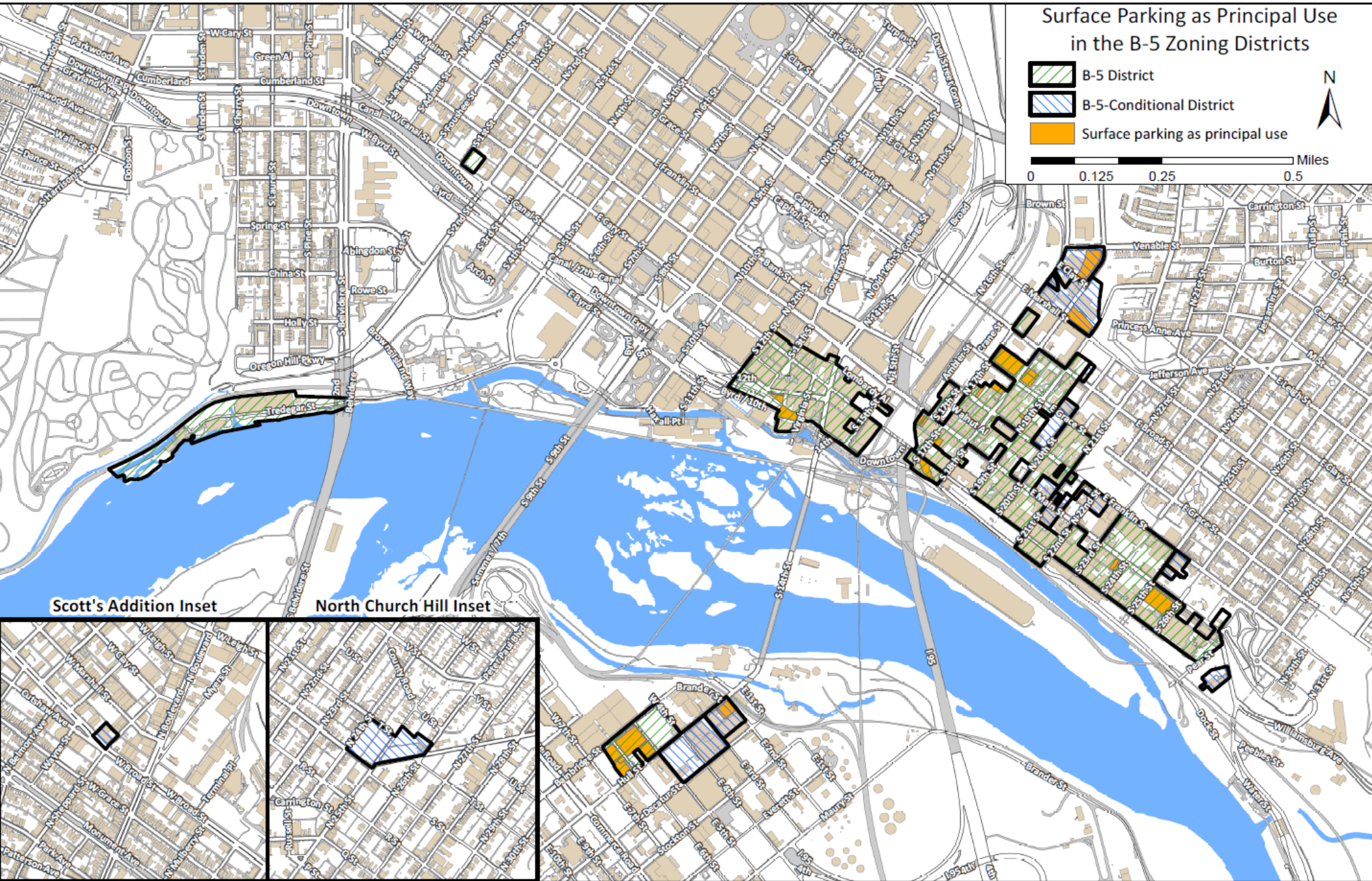
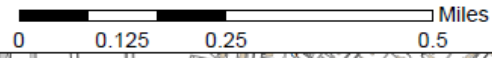
 B-5 District  
 B-5-Conditional District  
 Surface Parking

0 0.125 0.25 0.5 Miles



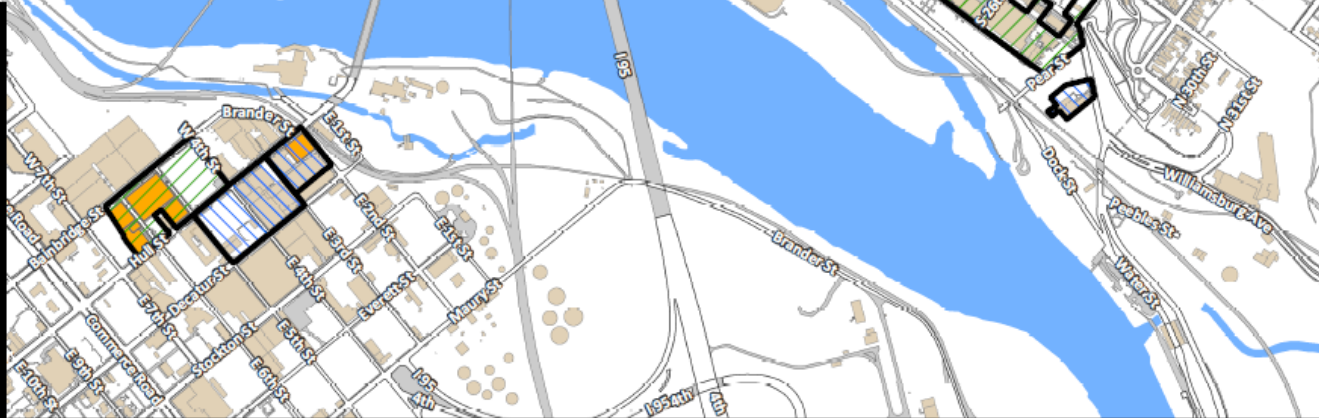
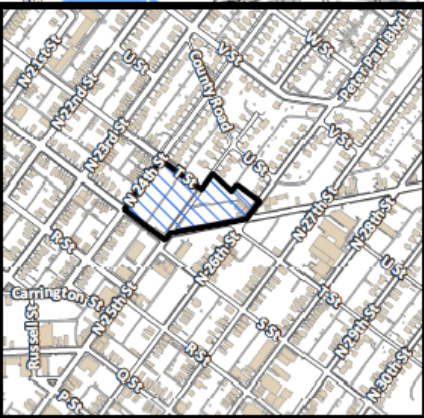
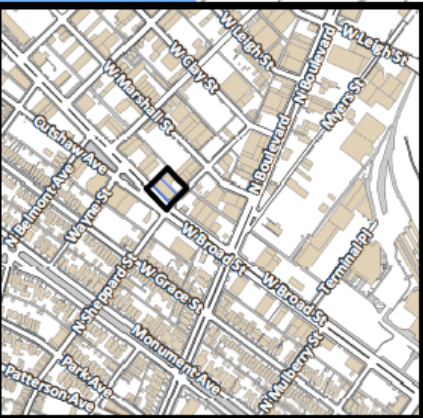
# Surface Parking as Principal Use in the B-5 Zoning Districts

-  B-5 District
-  B-5-Conditional District
-  Surface parking as principal use



Scott's Addition Inset

North Church Hill Inset



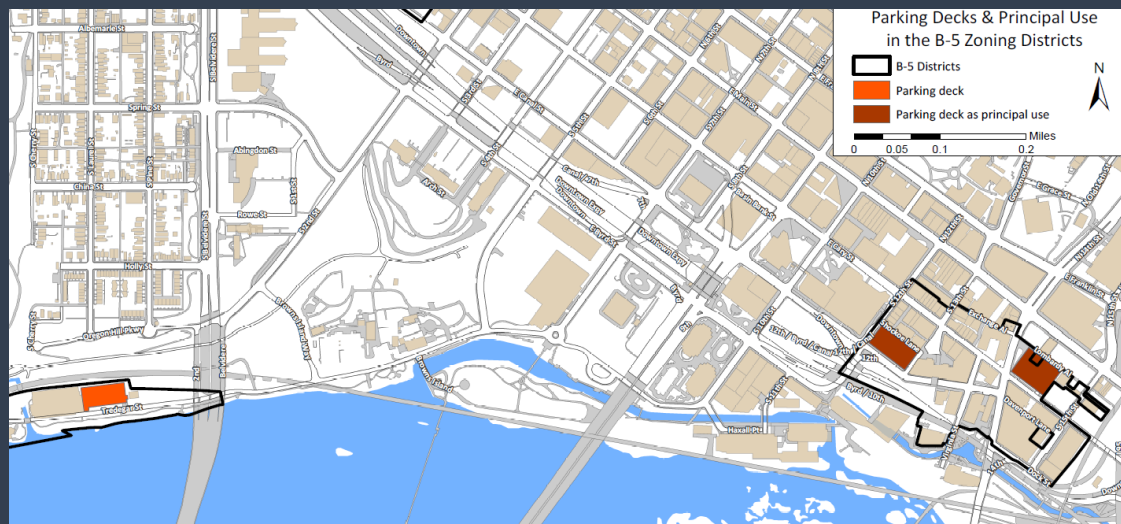
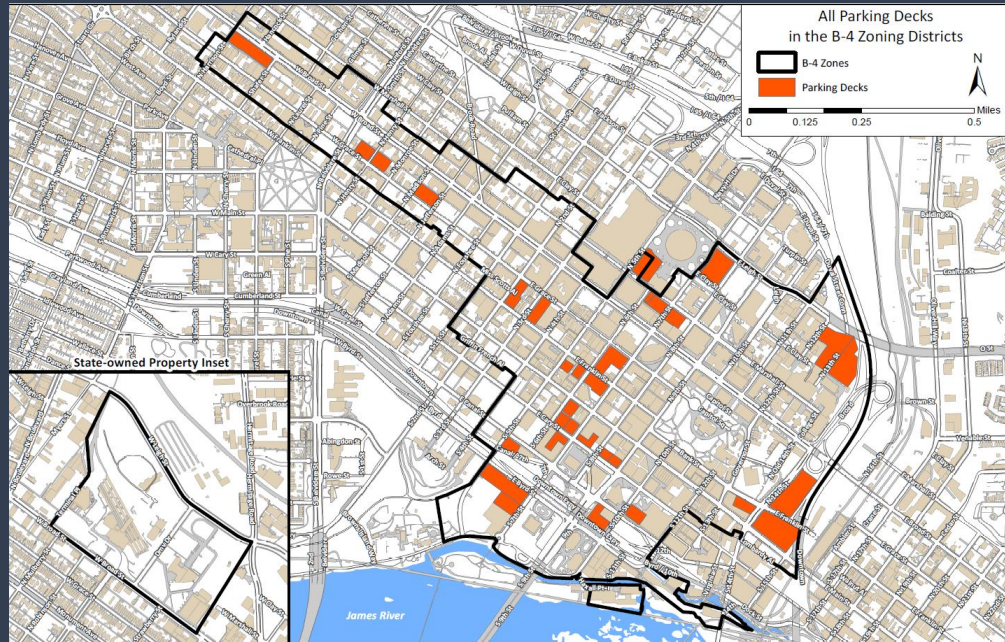
# Surface Parking as a Principal Use



- Surface parking as a principal use is eliminated. Allowed as a secondary use, and also added to the conditional use section.
- More stringent screening requirements; conditional uses would go through UDC recommendation.

# Parking Decks as a Principal Use

- Parking decks remain as a principal use, subject to existing screening requirements. Entrance/exit lane ratio eliminated for all parking decks to allow flexibility of contraflow lanes.





# Parking Requirements: Dwelling Use

- Currently parking is none for 1-3 units, then 1 off-street parking space for every 4 units thereafter
- Parking requirements proposed to be none for dwelling uses between 0-16 units; and then 1 spot for every 4 units over 16 units
- In ONLY the B-4, where such units are contained within the same building as a non-dwelling use, there is **NO** parking requirement.



# Parking Requirements: Hotel/Motel Use

## Currently:

1 per guestroom  
up to 100 rooms,  
plus 1 per every 2  
guestrooms over  
100 rooms

## Proposed:

1 per every 4  
guestrooms

