

ARTICLE VII.

OFF-STREET PARKING, BICYCLE PARKING AND LOADING REQUIREMENTS

DIVISION 4. BICYCLE PARKING REGULATIONS

Sec. 114.730.1 Intent

The intent of this division is to facilitate the creation of a convenient, attractive and harmonious community; to promote the conservation and protection of natural resources, including air quality; to protect and enhance property values; and to promote public safety by providing secure bicycle parking within the city.

Sec. 114.730.2 Bicycle Parking Requirement

The minimum number of bicycle parking spaces required for uses located in any district shall be as follows:

- (1) For multi-family dwellings:

| <u>Number of Dwelling Units</u> | <u>Number of Long-Term Bicycle Parking Spaces Required</u> | <u>Number of Short-Term Bicycle Parking Spaces Required</u> |
|--|---|--|
| <u>Less than 10</u> | <u>None</u> | <u>None</u> |
| <u>10 to 49 dwelling units</u> | <u>1 space for every 3 dwelling units or major fraction thereof</u> | <u>None</u> |
| <u>50 or more dwelling units</u> | <u>1 space for every 4 dwelling units or major fraction thereof</u> | <u>2 spaces for 50 dwelling units; 2 additional spaces for every 50 dwelling units or major fraction thereof</u> |

- (2) For parking decks and parking garages containing parking spaces serving non-residential uses:

| <u>Number of Parking Spaces</u> | <u>Minimum Number of Bicycle Parking Spaces Required</u> |
|--|---|
| <u>0 to 4</u> | <u>None</u> |
| <u>5 to 20</u> | <u>1 space</u> |
| <u>21 to 40</u> | <u>2 space</u> |
| <u>Over 40</u> | <u>1 space per every 10 spaces or major fraction thereof</u> |

Sec. 114.730.2 Location of Required Bicycle Parking Spaces

All required bicycle parking spaces located within a parking deck or parking garage shall be located no lower than the first complete parking level below the ground floor.

Long-term bicycle parking spaces shall be located on the same premises as the use which they are intended to serve.

Short-term bicycle parking spaces shall be located within one-hundred and twenty feet (120') of the principal entrance to the building occupied by the use they serve. In cases where short-term bicycle parking spaces are not visible from the principal street frontage, signage shall be used to direct the public to the short-term bicycle parking spaces.

ARTICLE XII. DEFINITIONS

Sec. 114-1220. Definitions.

Bicycle rack means a structure to which the frame and both wheels of a bicycle can be securely attached.

Parking space, bicycle means an area for the parking of one bicycle located other than within a public street or public alley right-of-way and having a paved means of access to a public street or public alley.

Parking space, long-term bicycle are bicycle parking spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees.

Parking spaces, short-term bicycle are bicycle parking spaces provided by a bicycle rack located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, patrons, and deliveries to the building or use.

Parking deck means a structure or portion of a structure used for the parking of motor vehicles and bicycles and primarily serving occupants of the premises on which it is located and which may include parking spaces that are leased for a term of not less than one month for use by others, so long as there is no direct charge to the user levied at the parking deck.

Parking garage means a structure or portion of a structure generally available to the public and used for the parking of transient motor vehicles and bicycles for compensation, whether by prior rental or lease agreement or on an hourly or daily basis.

DIVISION 1. GENERALLY

Sec. 114-700. Applicability of article.

Off-street parking, bicycle parking and loading spaces for uses permitted by this chapter shall be provided in such numbers, at such locations and with such improvements as required by this article.

DIVISION 2. OFF-STREET PARKING REGULATIONS

Sec. 114-710.1. Number of spaces required for particular uses.

(a) Except as otherwise provided in this article, the minimum number of off-street parking spaces required for uses located in any district shall be as follows (See sections 114-710.2 through 114-710.3 for special off-street parking requirements in certain districts and method of determining number of parking spaces, and see article IX of this chapter for requirements if property is located in a parking overlay (PO) district; ~~see article IX of this chapter~~):

(No changes to remainder of section 114-710.1)

Sec. 114-710.2:1. Special off-street parking requirements in RP district.

The following pertaining to off-street parking shall be applicable in the RP research park district. Except as specified in this section, all other sections of this article shall be applicable in such district:

- (1) *Number of spaces.* Not less than one off-street parking space shall be provided per 700 square feet of floor area devoted to research, development and laboratory facilities; related accessory uses; and retail, personal service, restaurant including outdoor dining areas, and similar uses located in the same building as other permitted uses.
- (2) *Location of spaces.* Off-street parking spaces required for any use may be provided on the site of the use or off the premises on property zoned to permit such parking, provided that the parking area or lot within which such spaces are provided shall be located within a 750-foot radius of the property occupied by the use they are intended to serve.
- (3) *Spaces reserved for employees.* Notwithstanding the definition of the term “parking space” in section 114-1220, not more than 25 percent of the minimum number of off-street parking spaces required for a use may be arranged in such manner that access to one such space is provided by passage through another parking space, when such spaces are assigned to specific individuals.

Sec. 114-710.2:2. Off-street parking not required on certain narrow lots.

Off-street parking shall not be required for a single-family attached or detached dwellings and two-family detached dwellings on any lot of record existing on June 12, 1995, when such lot is 35 feet or less in width and does not abut an alley, provided the zoning administrator is satisfied that the width of such lot cannot be increased by the property owner in accordance with applicable provisions of this chapter by utilization of adjoining land under the same property owner's ownership or control. Off-street parking shall not be required for single-family attached or detached dwellings or two-family detached dwellings where the Department of Public Works declines in writing to issue a curb cut permit to provide access to the required off-street parking for the subject single-family attached or detached dwelling or two-family detached dwelling.

Sec. 114-710.2:3. Special off-street parking requirements in the UB, UB-2, B-1, B-2, B-3, B-6, B-7, RF-1 and RF-2 districts.

(a) *Shared parking.* In the UB, UB-2, B-1, B-2, B-3, B-6, B-7, RF-1 and RF-2 districts, off-street parking spaces required for dwelling units may be supplied by off-street parking spaces provided for nondwelling uses, provided that all of the following conditions are met:

- (1) The nondwelling use is not routinely open, used or operated after 6:00 P.M. or before 8:00 A.M. on any day.
- (2) The total number of off-street parking spaces provided for dwelling units, including spaces shared with nondwelling uses and spaces provided exclusively for dwelling units, shall not be less than the number of spaces required for such dwelling units by the provisions of this chapter equivalent of one space per four dwelling units in the UB, one space per two dwelling units in the UB-2 district and one space per dwelling unit in the B-6, B-7, RF-1 and RF-2 districts.
- (3) Off-street parking spaces located off the premises and intended to contribute to the off-street parking requirements of this section for dwelling units shall be subject to the requirements of section 114-710.4, subsections (1), (3), (4) and (5), except where such requirements are modified by provisions applicable within a parking overlay district.

(b) *Reduced parking requirement for uses located in existing buildings in certain districts.*

- (1) In the UB-2 district, subject to the limitation set forth in subsection (c) of this section, the off-street parking requirements established by section 114-710.1 shall be reduced by 50 percent for nondwelling uses located within buildings existing on July 10, 2006.
- (2) In the B-6 district, subject to the limitation set forth in subsection (c) of this section, the off-street parking requirements established by section 114-710.1 shall

be reduced by 50 percent for uses located within buildings existing on July 10, 2006.

(c) *Limitation on parking requirements.* In the UB-2, B-6, B-7, RF-1 and RF-2 districts, in no case where the number of required off-street parking spaces is determined based on floor area devoted to a use shall the off-street parking requirement for such use exceed one space per 300 square feet of floor area.

(d) *Credit for on-street parking in UB, UB-2, B-1, B-2, B-3, B-6, B-7, RF-1 and RF-2 districts.* For purposes of calculating the number of off-street parking spaces provided for a use located in an UB, UB-2, B-1, B-2, B-3, B-6, B-7, RF-1 or RF-2 district, on-street parking spaces provided within portions of the public right-of-way abutting the street frontage of the property shall be credited as though they were off-street parking spaces located on the premises. In a case where any portion of such on-street parking spaces are eliminated by government action subsequent to city approval of plans for development of the property, the off-street parking requirement applicable to the use shall be reduced by the number of on-street parking spaces eliminated.

Sec. 114-710.4. Required spaces located off the premises.

~~Required~~ Off-street parking spaces required for any use may be provided off the premises of the use for which they are required, provided that:

- (1) ~~Off street parking spaces required for any use may be provided off the premises within a 300-foot radius of a principal entrance to the building occupied by such use, except when located in B-4, B-5, B-6, B-7, RF-1, RF-2, CM and DCC districts where a 500-foot radius is permitted. At least some portion of the parking area, parking lot, parking deck or parking garage within which such spaces are provided shall be located within a 500-foot radius of a principal entrance to the building occupied by the use for which they are required, except that in an RP district, spaces located off the premises shall be subject to the provisions set forth in section 114-710.2:1.~~
- (2) In all cases, property used for such parking shall be located in a district where parking areas serving the proposed use are permitted, or such parking spaces shall be located within an existing parking deck or parking garage.
- (23) Subject to subsection (1) of this section, any portion of the parking spaces required for any use may be supplied by parking spaces provided for any other use which is not routinely open, used or operated during the same hours of the day or night.
- (34) Where parking spaces required by this article are located on property other than that occupied by the use for which such spaces are required, the property shall be held in fee simple by the owner of the use involved or in such other tenure as

assures continued availability for such. When the tenure is other than ownership in fee simple, the tenure shall not be less than ~~two~~ one years, and the form and terms of tenure shall be approved by the city attorney before a certificate of use and occupancy or a certificate of zoning compliance may be issued. When use of property for parking purposes is discontinued, the zoning administrator shall be notified, by both the lessor and the lessee, in writing, a minimum of 30 days prior to the discontinuance, and unless the parking spaces located thereon are no longer required by this article such spaces shall be provided elsewhere in compliance with this article.

- (4-5) Off-premises parking areas and lots containing five or more spaces shall be improved as specified in division 2.1 of this article.
- (56) Off-premises parking spaces, areas or lots shall be provided with identification indicating the use for which they are required and, if applicable, the hours of their availability, provided that such identification shall not be required in the case of off-premises parking spaces, areas or lots that are operated by a governmental agency. In lieu of such identification, the owner of the property on which the parking is located shall provide to the zoning administrator an affidavit indicating: the location of the property; the number of parking spaces on the property and the number of spaces currently leased or otherwise allocated to serve a use; the use for which such spaces are leased or otherwise allocated; and to whom parking spaces are leased. The zoning administrator shall be notified in writing by the owner of the property prior to any change in the information contained in such affidavit. In addition, the use for which the off-premises parking is provided shall contain notification, in a conspicuous manner on the premises of the use and on a website, if one exists, of the use for which the parking is required, of the availability and location of such parking spaces.

DIVISION 2.1. OFF-STREET PARKING IMPROVEMENT REQUIREMENTS AND LANDSCAPING STANDARDS

Sec. 114-710.13. Perimeter buffers: landscaping requirements.

(No change to subsection (1) of this section)

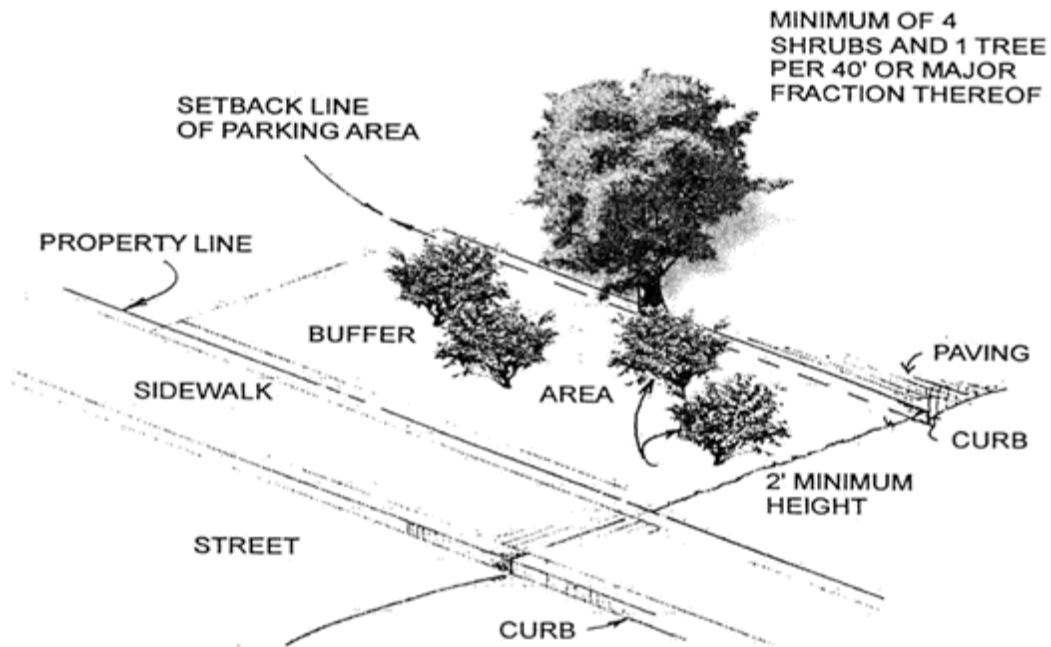
- (2) *Landscaped buffers along streets.* Landscaped buffers as set forth in subsections (2)a. through (2)d. of this section shall be installed and maintained between all areas devoted to parking and all adjacent street lines, provided that approved driveways enabling access to abutting streets may extend through such buffers.
 - a. *Zoning districts and permitted buffer alternatives.* The following table specifies the buffer and buffer alternatives that satisfy the landscaped buffer requirement in each zoning district. Where more than one buffer alternative is listed for a zoning district, any of the listed alternatives may be provided to satisfy the buffer requirement in that district:

| Zoning Districts | Buffer Alternatives |
|--------------------|--------------------------------|
| R, RO, HO, I | A, B, C, D |
| UB | F, G, H |
| B-1 | E |
| UB-2, B-2, B-3 | F, G, H; I, J |
| B-4, B-5, B-6, B-7 | I, J <u>F, G, H</u> |
| RF-1, RF-2 | I, J <u>F, G, H</u> |
| CM, DCC | I, J <u>F, G, H</u> |
| OS | F |
| RP | F, G, H |
| M-1, M-2 | J, K <u>F, G, H</u> |

- b. *Description of buffer alternatives.* The depth of and improvements required within each buffer alternative are as follows. In all cases, buffer alternatives are minimum requirements, and greater buffer depth, additional landscaping or additional fence or wall improvements may be provided:

(No change to paragraphs 1 through 4)

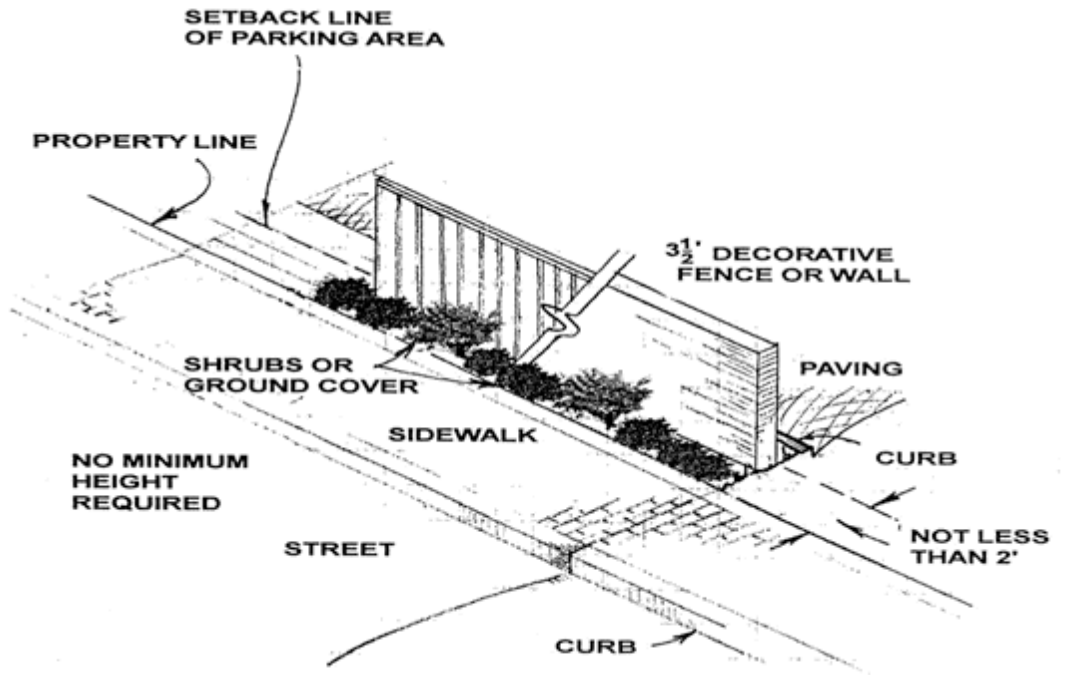
5. Buffer “E,” as shown below, shall have a depth of not less than the minimum yard requirement applicable along each street frontage of the property and shall include trees and shrubs at a rate of not less than one tree and four shrubs for each 40 linear feet or major fraction thereof of buffer along each street frontage. In any case where the applicable yard requirement along a street is five feet or less, the trees and shrubs required for buffer “E” may be substituted with the improvements specified for buffer “H;” ~~“I,” or “J,”~~ provided that the applicable yard requirement is met.



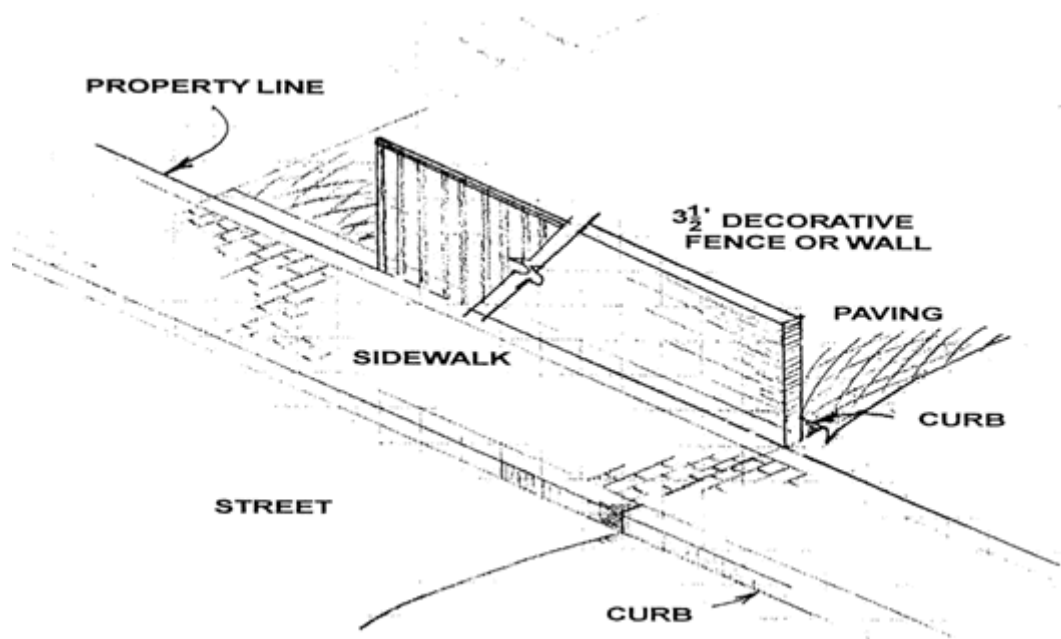
Buffer area depth dependent on yard requirement in district, but in no case less than five feet. Where yard requirement is five feet or less, trees and shrubs may be substituted as specified for buffers “H,” “I,” and “J.”

(Strike the following graphics and text pertaining to buffers “I,” “J” and “K”)

9. ~~Buffer “I,” as shown below, shall have a depth of not less than two feet and shall include a decorative fence or wall not less than 3½ feet in height and vegetative ground cover, shrubs or other plant material.~~



10. Buffer "J," as shown below, shall consist of a decorative fence or wall not less than 3½ feet in height located at the edge of the area devoted to parking.



11. Buffer "K," as shown below, shall have a depth of not less than five feet and shall include vegetative ground cover, shrubs or other plant material.

