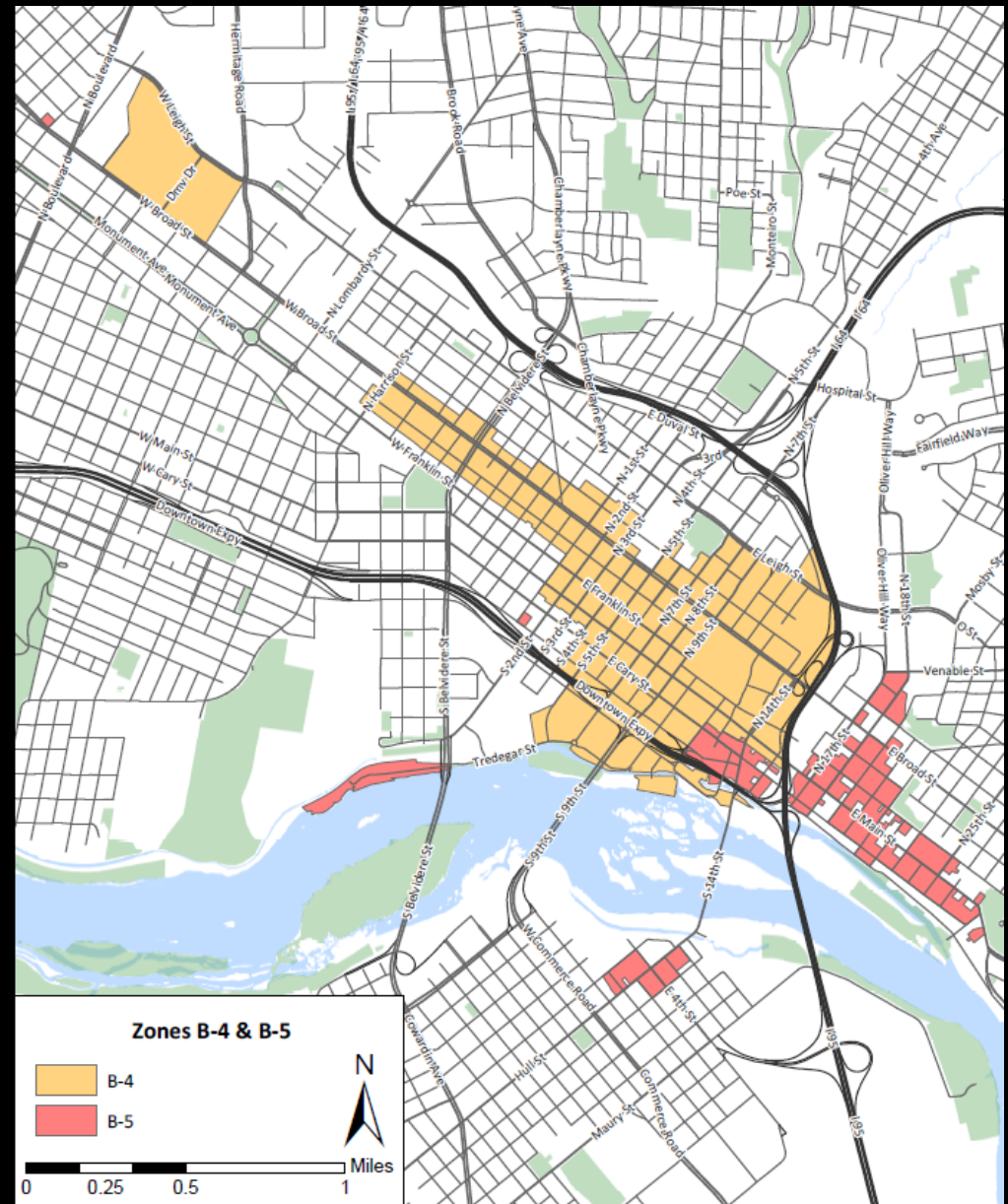


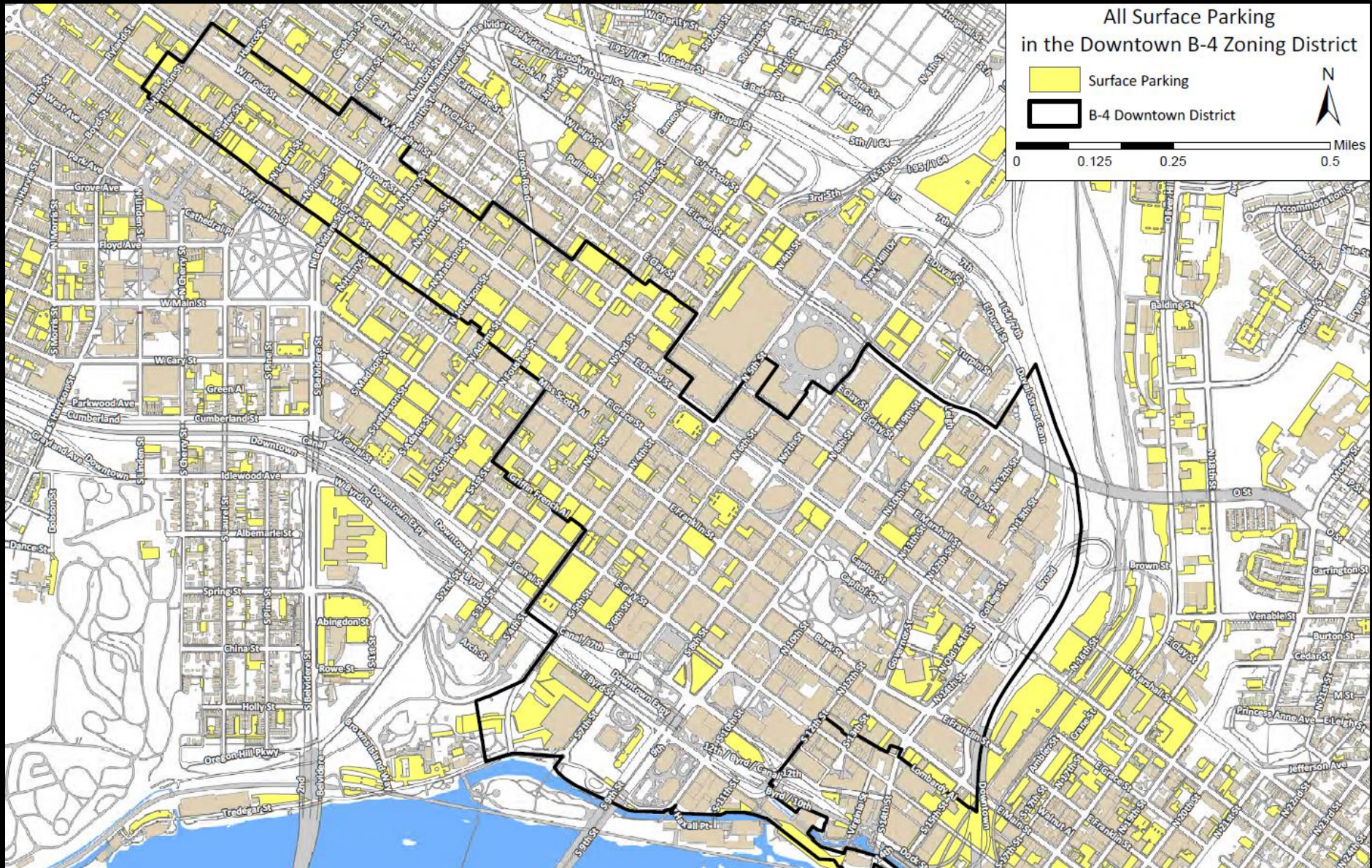
## **B-4 & B-5 Parking Amendments**

- 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 small-project dwelling uses



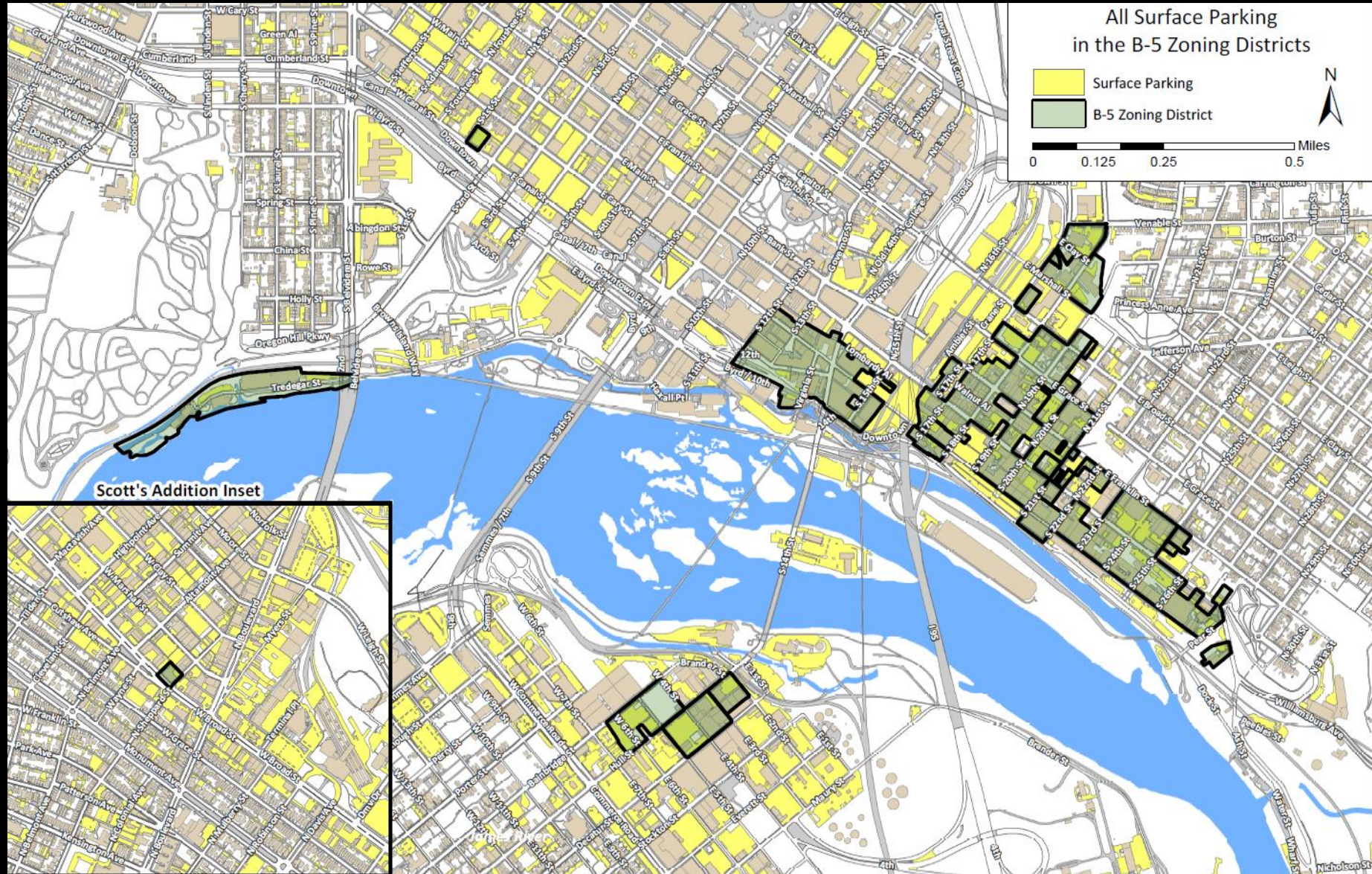


# Surface Parking in Downtown



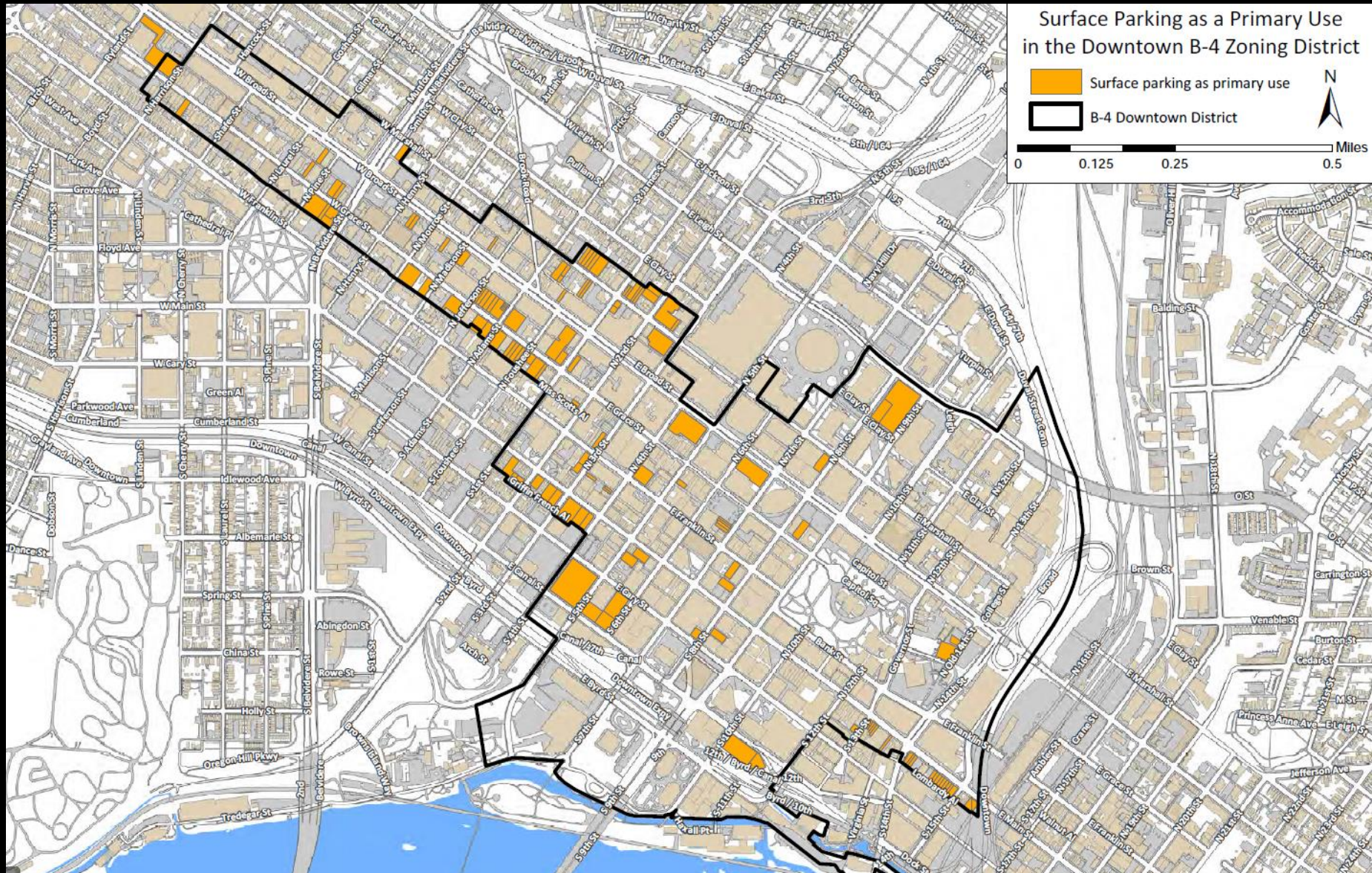


# Surface Parking in B-5 Zoning District





# Surface Parking as Principal Use in Downtown





# B-4 & B-5 Parking Amendments: 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.
- Parking decks remain as a principal use, subject to existing screening requirements.



# B-4 & B-5 Parking Amendments: Parking Relief for Small Projects

- 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 for greater than/equal to 17 units
- Allows for contextual infill
- Eliminates penalty of conversion from office to dwelling units regarding non-comforming parking



## **B-4 & B-5 Parking Amendments: Hotel Uses**

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Currently:

1 per guestroom up to 100 rooms, and 1 per 2 guestrooms hereafter

Proposed:

2 per guestroom up to 100 rooms, and 1 per 4 guestrooms thereafter