

7.4.204: ALTERNATIVE PARKING OPTIONS:

A. Purpose: If the conditions of this section are met, the minimum off street parking requirements in section 7.4.203 of this part may be adjusted.

Adjustments to the minimum off street parking requirements may be requested as part of a new or amended development plan. Adjustments to the minimum off street parking requirements will not be considered in conjunction with a request for administrative relief for off street parking. The minimum number of off street parking spaces to be provided for single-family detached residences may not be adjusted.

B. On Street Parking Credit: If the conditions of this subsection B are met, the Manager may count certain on street parking spaces as off street parking spaces for purposes of the minimum off street parking requirements in section 7.4.203 of this part.

1. Conditions For On Street Parking Credit: The Manager may count immediately adjacent on street parking in determining whether the minimum off street parking requirements for a particular proposed use have been met if all of the following conditions are satisfied:

- a. The City street immediately adjacent to the subject property allows on street parking; and
- b. The subject property has a minimum lot width of thirty feet (30') adjacent to the street containing the on street parking spaces; and
- c. The scope, scale and other characteristics of the proposed use(s) are such that counting on street parking toward the minimum off street parking requirement would not generate significant off site impacts upon neighboring properties.

2. On Street Parking Credit Submittal Requirements: Requests for on street parking credit shall be made as part of the project statement for a submitted new or amended development plan. The request for on street parking credit shall provide the following information:

- a. A written project statement detailing the request addressing how the site meets the applicable conditions; and
- b. A parking plan showing the calculations of the required number of parking spaces including the on street parking spaces, dimensions and locations of all on site parking spaces, including drive aisles and abutting alley width, if applicable, and an on street parking analysis that describes local on street demand, the potential off site impacts that would result from granting the on street parking credit request, and the overall appropriateness of the request; and
- c. A statement that a formal written parking evaluation would reveal that additional on site parking is not available and/or not feasible.

3. Use Of On Street Parking: On street parking spaces shall be used for vehicular parking only. No sales, rental, storage, repair, servicing of vehicles, equipment or materials, dismantling, or other activities shall be conducted or located in such areas. On street spaces cannot be designated as private or reserved for the adjacent use.

C. Reduction In Minimum Parking Space Requirement: In lieu of or in addition to on street parking credit, if the conditions of this subsection C are met the Manager may approve a reduction in the minimum number of off street parking spaces for a particular use associated with a specific application in any zone district:

1. Conditions For Reduction: If the applicant demonstrates one or more of the following conditions, the Manager may reduce the minimum number of off street parking spaces required for a particular use in section 7.4.203 of this part for a new or amended development plan submittal:

- a. The subject property is located within four hundred feet (400') by direct pedestrian access of a public transit stop;
- b. The subject property is located within four hundred feet (400') by direct pedestrian access of a designated bike route or City trail;
- c. The subject property is located within four hundred feet (400') by direct pedestrian access of a City or privately owned parking lot or parking ramp that has publicly available parking spaces; and/or
- d. That parking requirements for the use(s) are satisfied by a shared parking arrangement, subject to the following:
 - (1) The shared parking arrangement must be memorialized in a written agreement that provides for shared parking and access and the writing is recorded in the office of the county clerk and recorder.
 - (2) The location of the shared parking is on a parcel or parcels adjacent to the subject property within four hundred feet (400') by direct pedestrian access.

The Manager may reduce the minimum on site parking requirement by five percent (5%) for each of the conditions in subsections C1a, C1b, and C1c of this section. The Manager may reduce the minimum on site parking requirement by up to twenty percent (20%) for approved shared parking arrangements under subsection C1d of this section. The maximum reduction of the minimum on site parking requirement allowed under this subsection is thirty five percent (35%).

2. Additional Considerations: In addition to the conditions contained in subsection C1 of this section, the Manager may consider the following additional factors in determining whether a parking requirement reduction is appropriate for a given use(s):

a. The scope, scale and other characteristics of the proposed use(s) are such that granting the parking requirement reduction would not generate significant off site impacts upon neighboring properties; and

b. The parking requirement reduction will not limit the use of the subject property.

3. Additional Requirements: In granting a reduction of the minimum off street parking requirements, the Manager may require one or more of the following:

a. Modifications to the new or amended development plan to include bicycle parking/racks to provide for a minimum of one bike rack that can accommodate a minimum of five (5) bikes for every ten (10) required parking stalls be provided.

b. Modifications to the new or amended development plan to include one or more motorcycle designated stalls (dimensions of stalls to be determined with review).

Up to four (4) motorcycle parking spaces may be permitted in lieu of two (2) standard parking spaces and may count toward the required total parking. A minimum of five (5) parking spaces shall be provided before any motorcycle spaces can replace a required parking space.

c. Improvements within the public right(s) of way to better accommodate either on street parking or pedestrian access, which may include curb and gutter, sidewalk or other improvements that the City's Engineering Department determines to be necessary.

d. A formal analysis/evaluation of the existing on site parking configuration to determine if the site can accommodate additional parking and/or if parking can be reconfigured to maximize on site parking availability. If additional parking can be provided through a reconfiguration, it may be made a condition of approval of the requested parking reduction.

D. No Changes To Use: A development plan amendment shall be required prior to any change in use of the subject property that would result in increased parking demand for any property which was granted an alternative parking adjustment. (Ord. 17-8)