

ARTICLE VI – ACCESS AND PARKING

SEC. 26-240 Intent and Applicability

- A. Intent.** The provisions of **this Article** are intended to provide for adequate off-street parking within all of the zoning districts within the City in order to ensure appropriate and safe traffic circulation, access for emergency services vehicles, and appropriate levels of off-street parking for residential, commercial, and industrial areas that ensure the safety of residents, patrons, and workers.
- B. Applicability.** For every use, activity or structure permitted by this article and for all buildings or structures erected in accordance therewith, there shall be provided sufficient space for access and off-street standing, parking, circulation, unloading and loading of motor vehicles that may be expected to transport its occupants, whether as patrons, residents, customers, employees, guests or otherwise, to an establishment, activity or place of residence at any time under normal conditions of any purpose. When a use is expanded, accessory off-street parking and loading shall be provided in accordance with the regulations herein for the area or capacity of such expansion, and including that which would be required for the previously existing uses, structure or activity.

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SEC. 26-250 Site Plan Required. Every building permit application for a new, enlarged, or remodeled building, structure, or use other than a single-family residence shall include therewith a parking site and landscape plan. In addition, such parking site and landscape plan requirements shall also apply to new, enlarged, or remodeled parking facilities serving existing buildings, structures, or uses. Approval of such a plan shall include, for review and approval by the Planning Commission, any and all existing parking facilities currently serving the buildings, structures and uses for conformity with these regulations as well.

A. Parking plan requirements. In addition to the requirements of **Article III, Sections 26-110, (Applications and Procedures, Major Site Plan and Design Review)** or **Section 26-120 (Minor Site Plan)**, the plan shall also specifically include the following:

1. Delineation of individual parking and loading spaces.
2. Circulation area necessary to serve spaces.
3. Access to streets and property to be served.
4. Driveway and traffic aisle width, location of all curbs and curbing materials.
5. Dimensions, continuity, and substance of required screening.
6. Grading, drainage, surfacing, and sub-grading details.
7. Delineation of obstacles to parking and circulation in finished parking area.
8. Specification as to signs and bumper guards.
9. A landscaping plan meeting the standards and requirements of **Article V (Site and Landscape Design Standards)** of this Chapter.
10. Lighting including other pertinent details such as fixture cuts, light spread characteristics, etc.
11. Dimensions indicating setback and parking lot design layout.

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SEC. 26-260 Design Requirements. The following design requires are applicable to all off-street parking areas.

- A. Surface material.** Areas used for standing and maneuvering of vehicles shall have concrete or asphaltic concrete surfaces, and maintained adequately for all-weather use.
- B. Access to parking areas.** All off-street parking spaces, except for single-family residential uses, that make it necessary to back out directly into a public road are prohibited. Also, no driveway or parking areas of an industrial, commercial, or multiple-family use that will lie adjacent to a one- or two-family use or zoning district shall be located closer than 10 feet to the common property line.
- C. Access near street corners.** No entrance or exit for any off-street parking area with over four parking spaces, nor any loading berth, shall be located within 75 feet of the intersection of any two street right-of-way lines.
- D. Drainage.** All off-street parking areas shall be drained so as to prevent drainage onto abutting properties or across sidewalks.
- E. Lighting.** Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot, institutional premises, or adjacent streets and shall comply with the provisions of **Article V, Section 26-220 (Site Lighting)** or, within the Watson Road Overlay Area, the provisions of **Article IV, Section 26-170(E)(2)(k) (Zoning Districts and Use Standards, Watson Road Overlay Area, Development Requirements, guidelines and standards, Site Design, Lighting)**.
- F. Setback.** All required parking spaces may be located in a required front yard, side yard or rear yard provided that a five-foot setback shall be maintained between the parking space(s) and any property line; however, in no instance shall a parking lot be located in a required transition strip. (See **Article V, Section 26-200, (Site and Landscape Design Standards, Landscaping and Streetscape Standards)**)

Exception: Where the proposed parking area will be located with the side yard or front yard adjacent to a C-1 or M-1 zoned property and where internal access will be provided between the two properties, the five-foot setback requirement shall not apply.

Note: Within the Watson Road Overlay Area, other provisions of **Article IV, Section 26-170**, may apply.

- G. Striping required.** Parking spaces for multiple-family dwellings (containing three or more dwelling units) and non-residential uses shall be delineated by pavement striping and must meet minimal parking stall sizes as described below in **Subsection (H) of this Section**.
- H. Minimum off-street parking space dimensions.** The regulations of this subsection shall govern the dimensions of off-street parking spaces, including those provided in developments approved in planned districts or by special procedure. Except as otherwise provided for in this subsection, all uses, except for single-family residential, shall comply with the following parking requirements in **Table 26-260 A** below:

Table 26-260 A – Parking Table						
A	B	C	D	E	F	G
45°	9.0'	19.7'	12.5'	12.7'	51.9'	45.6
60°	9.0'	21.0'	17.5'	10.5'	59.5'	55.0
90°	9.0'	19.0'	22.0'	9.0'	60.0'	—

Table Column Legend

- A Parking angle
 - B Stall width
 - C Nineteen feet minimum stall to curb
 - D* Aisle width
 - E Curb length per car
 - F Curb to curb
 - G Center to center width of double row with aisle between
- * *Additional width may be required where the aisle serves as the principal means of access to on-site buildings or structures.*

1. In the event that the desired parking angle is not specified by the above table, the Director of Public Services may specify other equivalent dimensions associated with the desired parking angle by interpolating from dimensions listed in the table.
2. A stall dimension of 8 1/2 feet by 18 feet or equivalent may be utilized for off-street parking stalls provided in excess of the minimum requirements as set forth in this section when designated for compact car use.
3. On-site parallel parking stalls shall be nine feet by 22 feet adjacent to a twenty-two-foot two-way lane or a fifteen-foot one-way lane.
4. Loading spaces shall have a minimum dimension of 12 by 35 feet and a vertical clearance of at least 14 feet.
5. Parking spaces for the physically handicapped shall be provided as follows:
 - a. Parking spaces for the physically handicapped shall comply with the standards set forth by the American National Standards Institute (ANSI) Code.
 - b. In shopping centers, ramps from parking areas or drive aisles for the physically handicapped shall be provided along the sidewalks abutting building frontages at intervals of not more than 60 feet.
 - c. The number of spaces that shall be reserved for the physically handicapped shall comply with **Table 26-260 B** below:

Table 26-260 B	
Handicapped Accessible Parking Spaces	
Total Parking Spaces Required	Required Number of Handicapped Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000

6. Curbed islands are required at ends of aisles where necessary for traffic control or drainage.
7. All parking and loading areas shall be properly screened and landscaped in accordance with the standards and requirements of **Article V (Site and Landscape Design Standards)** of **this Chapter** and in the Watson Road Overlay Area shall comply with the standards of **Article IV, Section 26-170 (D) (Zoning Districts and Use Standards, Watson Road Overlay Area, Use Regulations)** of **this Chapter**.

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SEC. 26-270 Administrative Provisions and Special Requirements. The following administrative requirements, special provisions, or exceptions shall apply:

A. Determination of required number of spaces:

1. *Fractional spaces.* When determination of the number of off-street parking spaces required by this regulation results in a requirement of a fractional space, the fraction of 1/2 or less may be disregarded, and a fraction in excess of 1/2 shall be counted as one parking space.
2. *Floor area.* When used as a measurement for determining the number of parking spaces, shall mean the gross floor area, except for areas used for storage areas, stairwells, and mechanical equipment rooms.
3. *Employees.* "Employees," when used as a measurement for determining the number of parking spaces for a new or established expanding business, shall be based on the number of employees in the largest shift.

B. Parking exception for churches. Off-street minimum parking facilities required for churches may be reduced by 50% where churches are located in nonresidential districts and within 300 feet of usable public or private off-street parking areas.

C. Parking for multiple use buildings. The number of parking spaces required for land or buildings used for two or more purposes, shall be the sum of the requirements for the various uses, computed in accordance with this article. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.

D. Use of required parking spaces. Required accessory off-street parking facilities provided for the uses hereinafter listed shall be solely for the parking of motor vehicles in operating condition of patrons, occupants, or employees of such uses and shall not be used for the storage of vehicles, boats, motor homes, campers, mobile homes or materials or for the parking of trucks used in conducting the business or use.

E. Parking in residential districts:

1. In residential zones, overnight parking shall be limited to passenger vehicles, recreational vehicles, and not more than one commercial vehicle of the light delivery type, not to exceed one ton in manufacturer's rated hauling capacity, shall be permitted per dwelling unit.
2. Parking spaces for all types of uses may be provided either in garages or parking areas conforming with the provisions of this article. Required off-street parking spaces stipulated in this article may not overlap sidewalks or the street right-of-way.
3. No person, firm, corporation, or partnership shall drive through, park, or conduct any activity from a pick-up truck rated more than one ton, four-wheel van, semi-tractor, or commercial vehicle upon any street, highway, or roadway within a residential area except for local deliveries. The parking of such vehicles upon any private or public parking lot in any residential area is expressly prohibited without the permission of the property owner or agent for the property. Any police officer of the City may cause the removal of any vehicle or part thereof from any residential area where found in violation of the requirements of this article. Any expense incurred by said removal shall be at the expense of the driver, operator, or owner of the towed unit.

- F. Accessory parking lots.** All required off-street parking or loading spaces shall be provided on the same parcel of land occupied by the use or building to which it is appurtenant; provided, however, that where there are, in the judgment of the Planning, Zoning and Architectural Review Commission, practical difficulties in satisfying the requirement for parking space and/or if the public safety or convenience would be better served by another location, the City Planner may recommend to the Planning Commission the authorization of an alternate location for any portion of the required parking for a nonresidential use which will adequately serve the public interest, and the requirements set forth in **Subsection 26-290(M) (Alternative Access and Parking Plan, Off-Site Parking)** of **this Article** have been satisfied.
- G. Changes in use.** No off-street parking space required under this article shall be used for any other purpose. Where a change in use creates greater parking requirements than the amount being provided, an occupancy permit shall not be issued until provision is made for the increased amount of required off-street parking.
- H. Additions to structures, buildings or uses.** Any use, structure or building in existence as of the effective date of this ordinance which does not comply with this article may continue as a nonconforming use in accordance with this chapter. If the use is changed, if the building or structure utilized for such use shall be modified or altered in a manner that increases the floor area by more than 15%, or if the nonconformity terminates or lapses for any of the reasons set forth in this chapter, then such use must comply with the provisions of **Section 26-280 (Required Parking and Loading Spaces)**.
- I. Existing parking.** No parking area or parking space which exists at the time this article becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this article shall thereafter be relinquished or reduced in any manner below the requirements established by this article.
- J. Maintenance of parking facilities.** Any person operating or owning a parking lot shall keep it free, as may be practical, of dust and loose particles and shall promptly remove the snow and ice from the surface of the parking lot. Such persons shall also keep all adjacent sidewalks free from dirt, ice, sleet and snow and shall keep the sidewalks in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking spaces shall be maintained in a neat and legible condition. Likewise any walls, landscaping, including trees and shrubbery, as well as surfacing and curbing of the parking lot, shall be maintained in good condition throughout its use for parking purposes, and the Board of Aldermen shall have the authority to prohibit the use of the area for parking purposes unless and until proper maintenance, repair or rehabilitation is completed, including the replacement of any landscaping material which may die from time to time, or the failure of the landscape irrigation or surface drainage system within the parking area.
- K. Alternative parking plans.** An applicant may apply for an alternative parking plan pursuant to **Section 26-290 (Alternative Access and Parking Plan)** of **this Article**.

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SEC. 26-280 Schedule of Required Parking and Loading Spaces. The following parking and loading requirements are applicable to the zoning districts of the City as created by **Article IV (Zoning Districts and Use Standards)** of this Chapter.

A. Purpose. The purpose of **this Article** and **this Section** is to require the minimum amount of parking spaces needed to adequately serve all land uses and properties through the accomplishment of the following objectives:

1. To prevent the creation of surplus amounts of parking spaces which contribute to additional single occupancy vehicle (SOV) trips being generated;
2. To reduce unnecessary amounts of impervious surface areas from being created within the City, and particularly within the metropolitan sewer district; and
3. To lessen congestion, to prevent the deterioration of air quality, and to reduce the need for expansions and alterations of existing roadways and related single occupancy vehicle (SOV) related infrastructure.

The Board of Aldermen may, when approving a site plan in accordance with **Article III (Applications and Procedures)** of **this Chapter**, allow the maximum parking space requirements and ratios listed in **this Section 26-280 (Schedule of Required Parking and Loading Spaces)** to be increased by up to 10% above the maximum parking space requirements and ratios specified for such uses, if the Board finds that such increase would be consistent with the objectives of **this Article** and consistent with the City's Comprehensive Plan. In order to increase the maximum parking space requirements and ratios specified in **this Section** by more than 10%, an alternative parking plan must be granted by the Planning, Zoning and Architectural Review Commission pursuant to **Section 26-290 (Alternative Access and Parking Plan)** of **this Article**. Likewise, within the Watson Road Overlay Area overall reductions in parking requirements may be granted in accordance with the standards as provided for in **Article IV, Section 180(E)(3)(e) (Zoning Districts and Use Standards, Watson Road Overlay Area, Development Requirements, Parking and Access)** and **Section 26-290 (Alternative Access and Parking Plan)** of **this Article**.

B. Minimum and maximum parking space requirements for various use types shall be as set forth below:

Use Category	Code Section
Residential	Section 26-280 (B)(1)
Commercial	Section 26-280 (B)(2)
Industrial and Transportation	Section 26-280 (B)(3)
Cultural and Recreation	Section 26-280 (B)(4)
Other Uses	Section 26-280 (B)(5)

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1. Residential:

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
Single-Family Dwellings	2.0/dwelling, including indoor; may be on a driveway or in a garage	n/a	none
Duplexes	2.0/dwelling	n/a	none
Townhouses, apartments, & condominiums, 1 bedroom	1.5/dwelling	1.5/dwelling	none
Townhouses, apartments, & condominiums 2(+) bedroom	2.0/dwelling	2.5/dwelling	none
Motel/Hotel without function rooms, retail and/or eating establishments	1.0/guest room, plus one space per every two employees	n/a	none
Motel/Hotel with function rooms, retail and/or eating establishments	1.0/guest room, plus one space per every two employees, plus one space for each 250 square feet of floor area therein dedicated to function rooms, retail or eating establishments, excluding the area of guest rooms	n/a	Table 22-280 B

2. Commercial uses:

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
Indoor retail uses.	A minimum of 3.5 parking spaces and a maximum of 4.5 parking spaces for every 1,000 square feet of gross floor area of retail use, except as otherwise herein noted.	n/a	Table 22-280 B
Personal service uses.	3.0/1000 GFA of personal service use except as otherwise herein noted.	3.5/1000 GFA of personal service use except as otherwise herein noted.	Table 22-280 B
General offices.	2.5/1000 GFA	4.0/1000 GFA	Table 22-280 B
Banks and financial institutions.	4.0/1000 GFA, plus one space for each electronic teller, plus a minimum of five stacking spaces for each drive-through teller position.	4.0/1000 GFA; There is no maximum requirement for stacking spaces.	None

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
Automobile, truck, recreational vehicle, and equipment sales, lease and service.*calculate interior and exterior display area and use lesser number	1.0/3,000 open sales lot area devoted to the sale, display, or rental of such vehicles or equipment	3.0/ 1,000 square feet of interior showroom, plus a maximum of three spaces for every service bay in garage repair areas	Table 22-280 A
Gasoline stations.	1.0/ parking space located at each fuel dispenser, plus 3.5/1000 GFA of retail use	1.0/ parking space located at each fuel dispenser, plus 4.5/1000 GFA of retail use	None
Car wash - full-service or mechanical.			
a. As a principal use.	3 stacking spaces for each washing bay; plus 1.0 space per employee per shift	No stacking maximum; 1.0 space per employee per shift	None
b. As an accessory use.	3.0 stacking spaces for each washing bay	None	None
Car wash - self-service.	A minimum of three stacking spaces for each car washing stall, plus a minimum of one drying space for each car washing stall.	None	None
Clubs, lodges.	The minimum required parking must be equivalent to the combined requirements set forth in this article for all uses being conducted, such as hotel, restaurant, auditorium, etc.	The maximum required parking must be equivalent to the combined requirements set forth in this article for all uses being conducted, such as hotel, restaurant, auditorium, etc.	The loading spaces must be equivalent to the combined requirements set forth in this article for all uses being conducted, such as hotel, restaurant, auditorium, etc.
Food markets and convenience stores under 5,000 square feet in floor area	4.0/1000 GFA	4.0/1000 GFA	Table 22-280 B
Food markets, grocery stores, and convenience stores over 5,000 square feet in floor area.	5.0/1000 GFA	7.0/1000 GFA	Table 22-280 A

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
Funeral homes, mortuaries.	A minimum of 1.0/ 4 seats (one seat represents two feet of bench length) in the parlor(s), auditorium, or chapel.	10.0/4 seats, or 1.0/ 50 GFA when there is no fixed seating.	None
General contracting services.	4.0/1000 GFA, plus two spaces for every three employees on the maximum shift, plus one space for every vehicle customarily used in operation of the use or stored upon the property.	None	None
Restaurants, bars, taverns without drive-through facilities.	1.0/ 4 seats; plus 1.0/30 feet of floor area devoted to standing or waiting areas.	1.5/4 seats; plus 1.0/30 feet of floor area devoted to standing or waiting areas.	None
Restaurants, bars, taverns with drive-through or carry-out facilities.	1.0/75 feet of floor area; plus a minimum of five stacking spaces for each drive-through window and/or lane.	2.0/75 feet of floor area; plus a minimum of five stacking spaces for each drive-through window and/or lane.	None
Vehicle storage lots.	1.0/1000 GFA	1.0/1000 GFA	None
Office/warehouse. Parking and loading spaces shall be calculated based upon the use of 37 1/2% of the total square footage of building or buildings for office use and the remaining 62 1/2% will be based on warehouse use.	See Office, general above and Warehouse in Section 26-280 (B)(3) below	See Office, general above and Warehouse in Section 26-280 (B)(3) below	See Office, general above and Warehouse in Section 26-280 (B)(3) below

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3. *Industrial and transportation related uses:*

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
Manufacturing plants	1.0/ every employee on maximum shift, plus one space for every vehicle used in the operation of the use or stored on the premises	1.5/ every employee on maximum shift, plus one space for every vehicle used in the operation of the use or stored on the premises	Table 22-280 A
Warehouses	1.0/1000 warehouse space	1.0/1000 warehouse space, plus 4.0/1000 office area, plus for vehicle used in the operation of the use or stored on the premises.	Table 22-280 A

4. *Cultural and recreational uses:*

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
<i>Athletic fields.</i>	None, Appropriate minimum parking requirements may be recommended by the City Planner to be approved by the Planning Commission based on the objectives set forth in this article and the City's Comprehensive Plan.	None, Appropriate maximum parking requirements may be recommended by the City Planner to be approved by the Planning Commission based on the objectives set forth in this article and the City's Comprehensive Plan.	None
<i>Auditoriums, theaters, meeting rooms and places for public assembly (except as noted herein).</i>	1.0/ 5 seats based on maximum seating capacity.	1.0/ 3 seats based on maximum seating capacity.	Table 22-280 B
<i>Bowling alleys.</i>	3.0/ lane, plus spaces otherwise required by this article for any additional uses	5.0/ lane, plus spaces otherwise required by this article for any additional uses	None
<i>Community centers and private, not-for-profit recreation centers, including gymnasiums and indoor swimming pools.</i>		5.0/1000 GFA	None

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Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
<i>Gymnasium without bleachers or fixed seating (except as noted herein). This subsection is not applicable to gymnasiums associated with schools.</i>	1.0/ 100 GFA		None
<i>Handball, racquetball courts.</i>		3.0/ court	None
<i>Ice and roller rinks.</i>		1.0/100 square feet of skating area or playing surface	None
<i>Indoor soccer.</i>	See, Athletic Fields	See Athletic Fields	None
<i>Parks, playgrounds, picnic grounds.</i>	See, Athletic Fields	See Athletic Fields	None
<i>Recreation centers.</i>	See, Athletic Fields	See Athletic Fields	None
<i>Stadiums and gymnasiums with spectator facilities.</i>	See, Athletic Fields	See Athletic Fields	None
<i>Swimming pools.</i>	See, Athletic Fields	See Athletic Fields	None
<i>Tennis courts.</i>	None	2.0/ court	None

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5. Other uses:

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
<i>Cemeteries</i>	None, Appropriate minimum parking requirements may be recommended by the City Planner to be approved by the Planning Commission based on the objectives set forth in this article and the City's Comprehensive Plan.	None, Appropriate maximum parking requirements may be recommended by the City Planner to be approved by the Planning Commission based on the objectives set forth in this article and the City's Comprehensive Plan.	None
<i>Churches</i>	1.0/8 seats (one seat equals two feet of bench length), plus one space for every vehicle customarily used in operation of the use or stored on the premises.	None	None.
<i>Hospitals</i>	1.0/2 beds, plus one space for every staff doctor and employee on the maximum shift.	None	Table 22-280 B
<i>Libraries, reading rooms</i>	None	1.0/600 GFA, one space for every six seats in an accessory auditorium, and two spaces for every three employees on the maximum shift.	None
<i>Medical and Dental offices and clinics</i>	None	1.0/ 400 GFA, plus one spaces for every doctor and one space for every additional employee on the maximum shift.	None
<i>Nursing homes</i>	1.0/ 6 beds, plus one space for every self-care unit, and one space for every three employees on the maximum shift.	None	Table 22-280 B
<i>Postal Stations</i>	See Cemeteries	See Cemeteries	Table 22-280 A
<i>Research facilities and laboratories</i>	4.0/ 1000 GFA up to 50,000 square feet, plus two spaces for every 1,000 square feet of floor area over 50,000 square feet.		Table 26-280 B

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement
Schools, nursery/preprimary/day care	1.0/employee on maximum shift. A paved unobstructed pick-up space with adequate stacking area (as determined by the Director of Public Services) shall be provided in addition to standard driveway and parking requirements. A safety zone with a minimum width of 15 feet shall be established between parking spaces in front of the building entrance, in addition to standard driveway parking requirements.	None	None.
Schools, public, private, all grades, and vocational	1.0 per employee	None	None
Veterinary clinics, animal hospitals, kennels	2.5/ per doctor, plus one for every additional employee.	None	None

Gross Floor Area (Square Feet)	Number of Minimum 10' x 40' Loading Spaces
5,000 to 24,000	1
24,000 to 60,000	2
60,000 to 96,000	3
96,000 to 144,000	4
144,000 to 192,000	5
192,000 to 240,000	6
240,000 to 294,000	7
294,000 to 348,000	8
For each additional 54,000	1 additional loading space

Number of Loading Spaces		
Gross Floor Area (Square Feet)	10' x 25' Min.	10' x 40' Min.*
2,000 - 10,000	1	1
10,000 - 25,000	2	
25,000 - 100,000	2	
For each additional 100,000		1 additional

C. Final Determination. Where no minimum requirement is specified, or when one (1) or more of the parking requirements may be construed as applicable to the same use, lot or building, or where any other calculation clarification is required, the final determination of required parking shall be made by the City Planner and/or the Director of Public Services/Works, unless otherwise specified above.

SEC. 26-290 Alternative Parking Plans. As an incentive to reduce paved surfaces, stormwater runoff, and air temperatures, the following provisions provide for alternative parking plans that are intended to provide flexibility and shared parking arrangements.

- A. Scope.** **This section** authorizes building permit applicants submitting parking site plans to submit an alternative parking plan pursuant to **this Section**, which is not required to meet the other standards of **this Article** of **this Chapter**. An alternative parking plan may reduce the requirements for on-site surface parking and encourages flexible solutions by developers, including the appearance or necessity of parking garages.
- B. Applicability.** Applicants seeking approval of an alternative parking plan must secure approval of such plan in accordance with the provisions of **this Section**. The Planning Commission is authorized to approve alternative parking plans for any of the arrangements set forth in **Subsections 26-290(F)** through **O** of **this Article**.
- C. Contents.** Alternative parking plans must be submitted in a form established by the Director of Public Services and/or the City Planner and made available to the public in accordance with notification requirements set forth in **Article III, Section 26-110(F) (Applications and Procedures, Major Site Plan and Design Review)** of **this Chapter**. At a minimum, such plans must detail the type of alternative proposed and the rationale for such a proposal, including any supporting research or documentation required by the Director of Public Services and/or City Planner.
- D. Review and approval.** The Planning Commission is authorized to approve, approve with conditions, or deny alternative parking plans in accordance with the site plan review procedure of **Article III, Section 26-110 (Applications and Procedures, Major Site Plan and Design Review)** of **this Chapter**.
1. Alternative parking plans will be given priority consideration that encourages ease of pedestrian access from the nearest public right-of-way.
- E. Approval criteria.** The Planning Commission is authorized to approve an alternative parking plan as provided herein if the applicant demonstrates to the satisfaction of the Planning Commission that the proposed plan:
1. Will not substantially increase traffic hazards or congestion;
 2. Will not adversely affect the character of surrounding commercial uses or adjacent residential uses or of the neighborhood;
 3. Will not substantially increase fire hazards or make difficult access by fire and emergency services;
 4. Will not adversely affect the general welfare of the community; and
 5. Will not overtax public utilities.
- F. Shared parking.**
1. Shared parking represents an arrangement in which two or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements. The following is a summary of the potential reductions:

- a. Up to 100% if peak parking at different periods of the day or week;
 - b. Up to 15% with provisions for bicyclists;
 - c. Up to 100% for valet parking;
 - d. Up to 50% for large employers with transportation demand programs;
 - e. Up to 25% for uses located within 1,000 feet of a transit stop with ninety-minute or more-frequent stops; and
 - f. Up to 15% for car-sharing programs.
2. A request for approval of a shared parking arrangement must be accompanied by such information determined by the Director of Public Services to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a development plan, and a parking study prepared by a licensed professional traffic engineer or equivalent qualified professional which justifies the reduction in parking requested.
 3. An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the Director of Public Services in a form approved by the City Attorney.
 4. The Director of Public Services is authorized to require that an attested copy of the approved alternative parking plan be filed with the St. Louis County Recorder of Deeds' office whenever the Director of Public Services deems necessary to ensure long-term availability and viability of the alternative parking arrangement. When recording of an agreement is required by the Director of Public Services, no building permit or occupancy certificate may be issued without proof of recordation.
- G. Special facilities for bicyclists.** The Planning Commission may authorize up to a 15% reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of eligible accommodations include, but are not limited to enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and on-site public bicycle sharing stations. A reduction in required vehicle parking does not entitle the applicant to a reduction in required bicycle parking.
- H. Transit accessibility.** The Planning Commission may authorize up to a 25% reduction in parking ratios for uses located within 1,000 feet of a transit stop with ninety-minute or more-frequent service during the hours of 7:00 a.m. to 9:00 p.m.
- I. Pervious parking surfaces.** The Director of Public Services may authorize a portion of required off-street parking spaces be provided on pervious surfaces, to be approved by the Planning Commission.
- J. Valet parking.** The Planning Commission may authorize adequate means of valet parking as a means of satisfying up to 100% of otherwise applicable off-street parking ratios, assuming the findings in **Subsection (E), above**, are met.

- K. Landscaping of recovered areas.** Areas of the site recovered by an approved alternate parking plan, and not used for permanent structures, shall be landscaped in accordance with **Article V (Site and Landscape Design Standards)** of this Chapter.
- L. Transportation demand management activities program.** The Planning Commission may authorize up to a 50% reduction in the number of required off-street parking spaces for large employers (150 employees or more) that institute and commit to maintain a transportation demand management activities program, including, but not limited to the following:
1. The appointment of a transportation coordinator with responsibility for disseminating information on transit, ride-sharing and other alternative transportation options.
 2. The institution of off-peak work schedules, allowing employees to arrive at times other than the peak morning commute period.
 3. The provision of specially marked spaces for each registered car pool and vanpool vehicles.
 4. The provision of cash or in-kind financial incentives for employees commuting by car pool, vanpool, and public transit.
- M. Off-site parking.** The Planning Commission may authorize any off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this section. Off-site parking space may be located no more than 1,000 feet from the primary entrance of the use served to the nearest parking space, measured along the shortest legal, practical walking route. This distance limitation may be modified by the Director of Public Services if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the principal use.
1. Zoning classification. Off-site parking areas are accessory to the principal uses that the parking spaces serve. Off-site parking areas require the same or a more intensive zoning classification than that required for the most intensive of the served by the off-site parking area unless approved as a conditional use permit pursuant to **Article III, Section 26-100 (Applications and Procedures, Conditional Use Permit)**.
 2. Off-site parking agreement. An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the Director of Public Services, in a form approved by the City Attorney.
- N. Car-share vehicles.** The Planning Commission may authorize a portion of an applicant's required off-street parking to be met by providing car-share vehicle parking on the development site, as follows:
1. For any development, one parking space or up to 5% of the total number of required spaces, whichever is greater, may be reserved for use by car-share vehicles. The number of required parking spaces may be reduced by one space for every parking space that is leased by a car-share program for use by a car-share vehicle. Parking for car-share vehicles may be provided in any non-required parking space.
 2. For any development that (a) is required to provide 20 or more spaces and (b) provides one or more spaces for car-share vehicles, the number of required parking spaces may be reduced by three spaces for each reserved car-share vehicle parking space or by 15% of the total number of

required spaces, whichever is less. An agreement between the property owner, renter, or applicant and a car-share program must be filed with the Director of Public Services, in a form approved by the Director of Public Services. The parking reduction will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the car-share vehicles. If the agreement lapses or is no longer valid, then the normally required parking spaces must be provided as otherwise required by this article.