



UDC Amendments Phase 3 – Max Parking

OCTOBER 21, 2021

Light Vehicle Service & Repair

- ▶ Chapter 29 Municipal Code - UDC
 - ▶ Article 1 General Provisions
 - ▶ 1.11 Definitions
 - ▶ Article 3 Permitted Uses
 - ▶ Article 4: Form and Development Controls
 - ▶ 4.3 Parking and loading
 - ▶ Table 4.3-1: Minimum Required Parking Space Table
 - ▶ 4.3(e)(3): Maximum Parking is 200% of minimum

Light Vehicle Service & Repair:

- ▶ Topics:
- ▶ Maximum parking – reduces unnecessary parking and its effects, but creates a range of allowed parking vs. just a minimum.
- ▶ Need to right-size the individual parking requirements for uses
- ▶ Combined uses for vehicle repair and gas stations
- ▶ Potential reevaluation of Light Vehicle Repair parking minimums

Light Vehicle Service & Repair

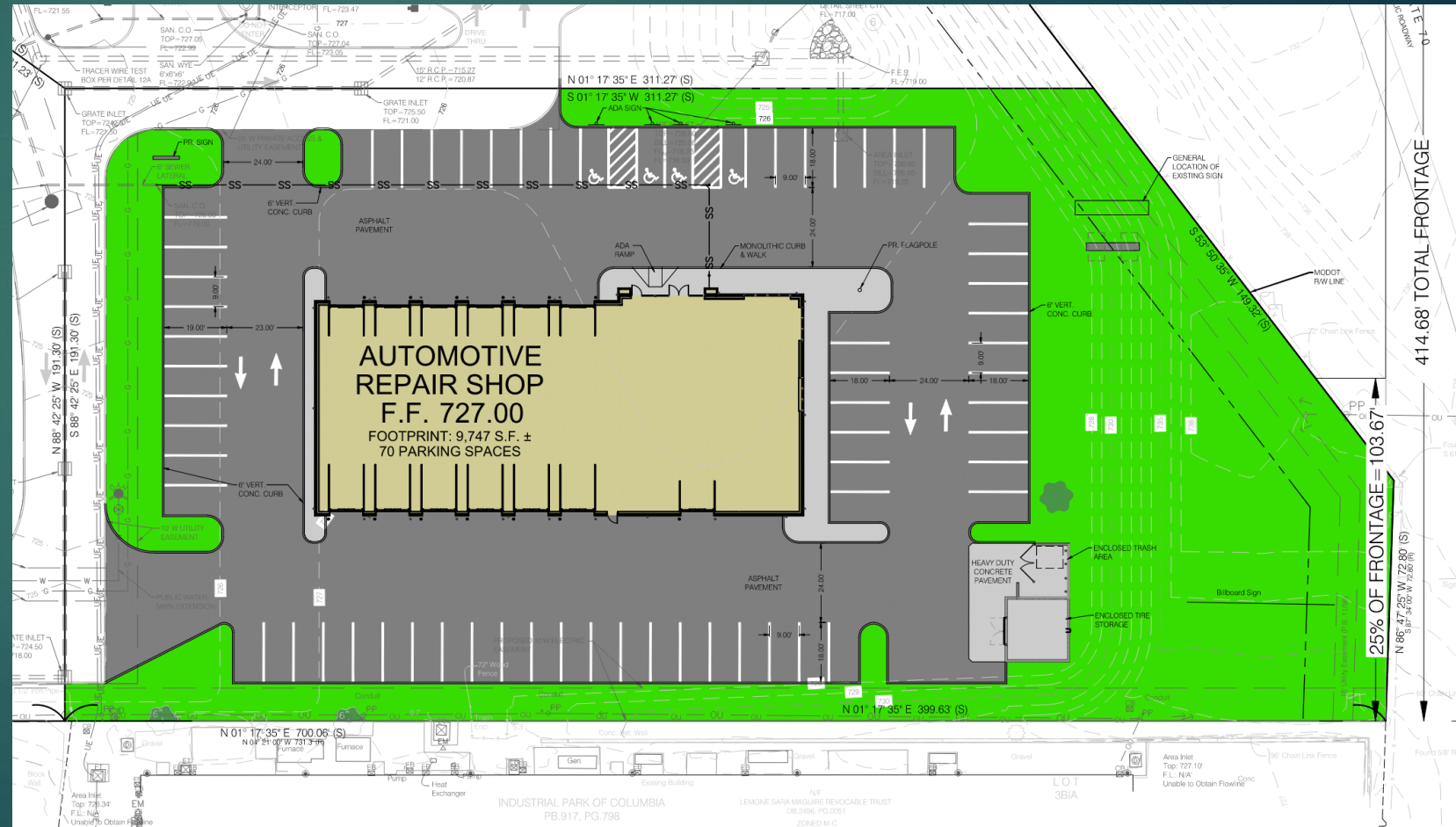
- ▶ Current UDC regulations
- ▶ BOA Case
- ▶ Prior to UDC regulations
- ▶ Current built examples in City
- ▶ Code examples from other cities
- ▶ Proposed text amendments

Light Vehicle Service & Repair

- ▶ Definition: The sale of vehicle fuel from a facility or lot having pumps and underground storage tanks and minor vehicle repair and maintenance activities such as engine tune-ups, oil change and lubrication, brake and muffler repair, tire rotation, glass replacement, and other limited repairs customarily done in service stations, but not including vehicle bodywork or painting, or major engine or transmission repairs.
- ▶ *Major Vehicle Repair and Service*: A vehicle repair facility where major vehicle bodywork or painting, or major engine or transmission repairs of operable or inoperable light motor vehicles is performed. Such facilities may offer other maintenance services such as engine tune-ups, oil change
- ▶ Current UDC Regulations: 1 parking space / 500 square feet of gross floor area

Light Vehicle Service & Repair

- BOA Request
- Dobbs Tire and Auto:
 - 9,747 sq.ft building
 - 12 bay doors
 - Permitted a max of 40 spaces
 - Requested 70 spaces
 - 1 space/140 sq.ft.
 - 5.8 spaces/bay



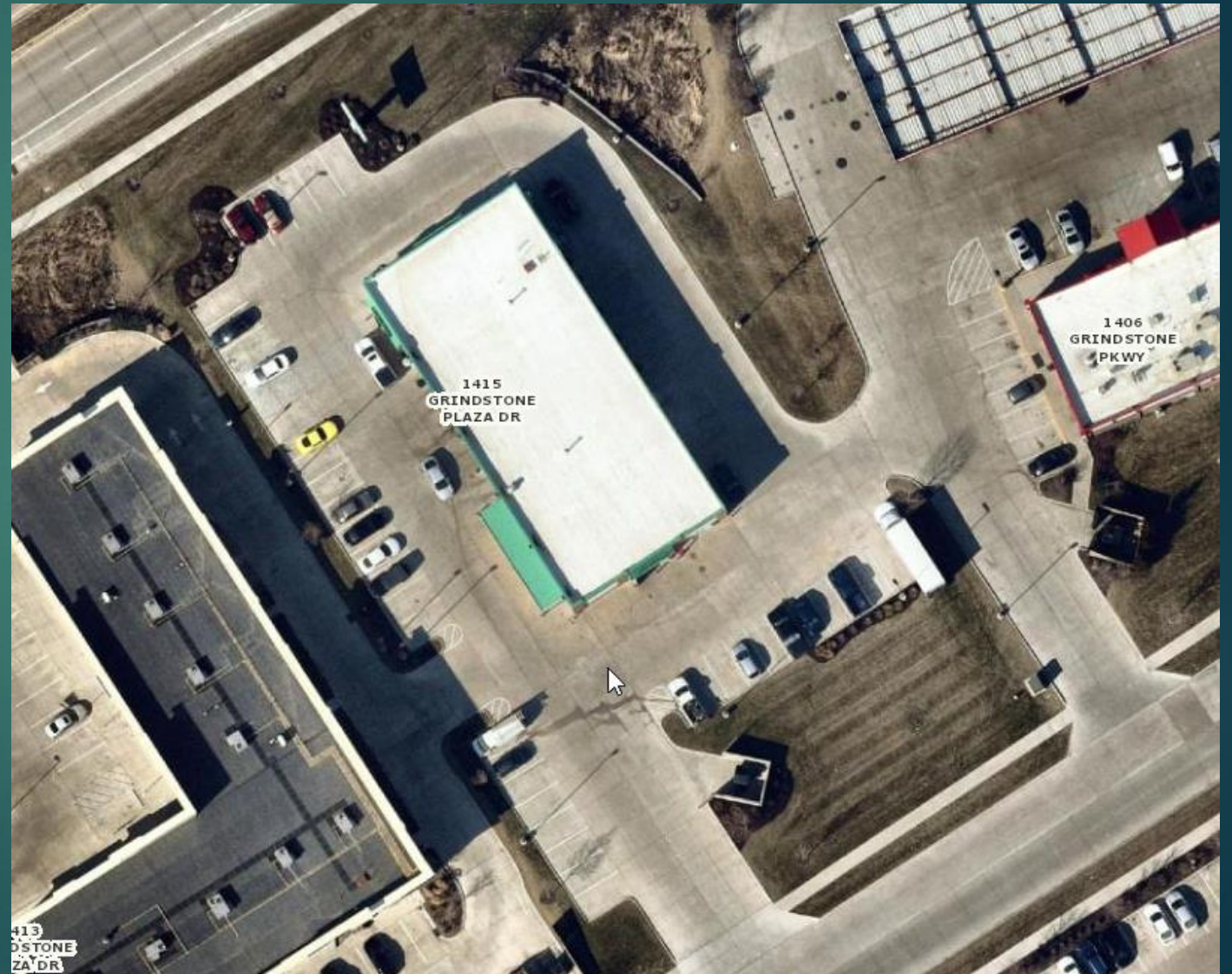
Light Vehicle Service & Repair

- ▶ Prior to UDC Regulations:
 - ▶ **Auto Service Stations and Auto Accessory Stores:**
 - ▶ 1 space/200 sq.ft. GFA (pump spaces count as one)
 - ▶ **Automobile Repair, Major:**
 - ▶ 1 space/employee, plus 4 spaces/service bay

Light Vehicle Service & Repair

Existing Locations – Plaza Tire

- ▶ 1415 Grindstone Plaza
- ▶ 8,300 sq.ft. / 8 bays
- ▶ 39 spaces (permitted 34)
- ▶ 1 space/213 sq.ft.
- ▶ 4.875 spaces/bay



Light Vehicle Service & Repair

Existing Locations – Plaza Tire

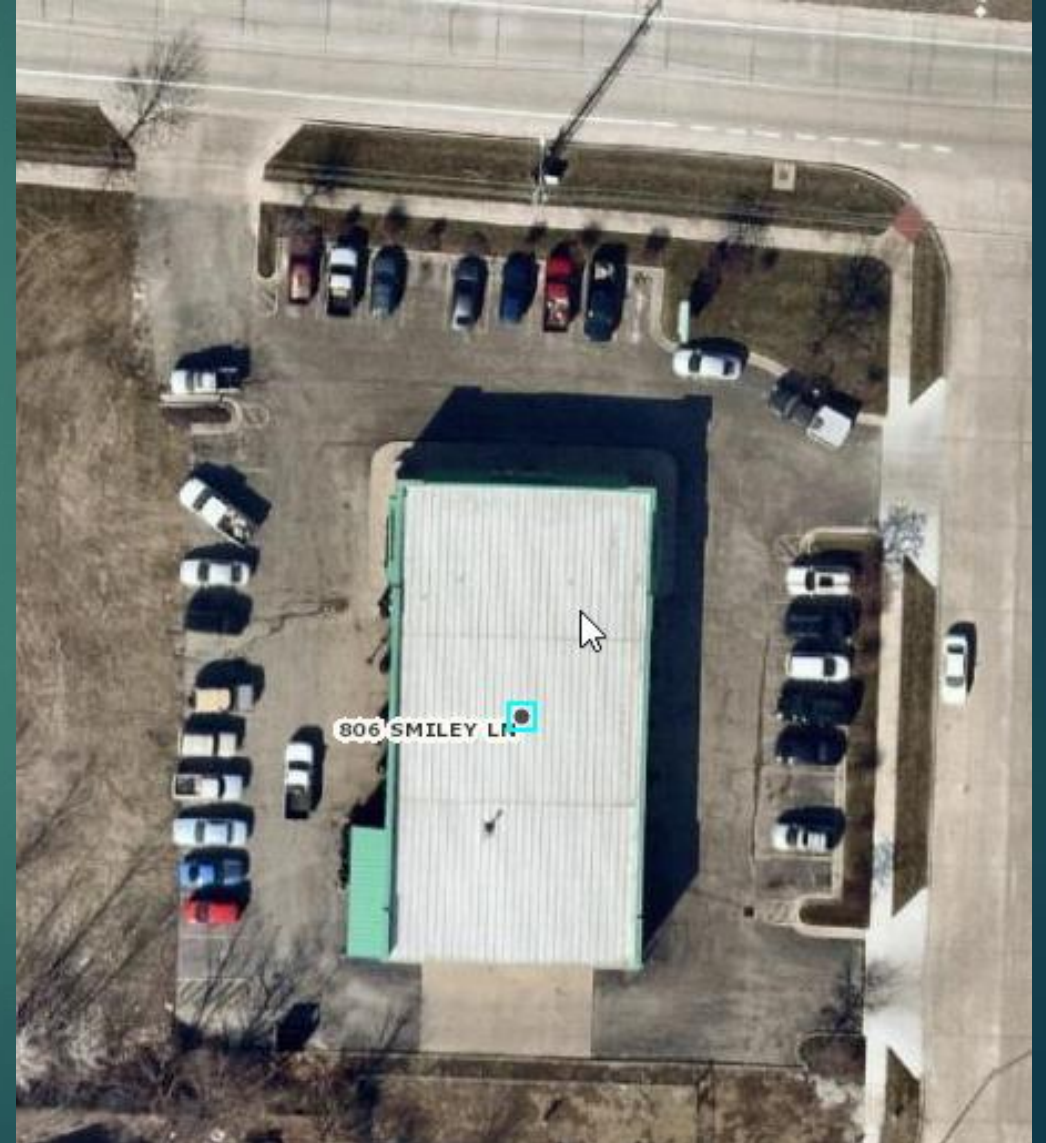
- ▶ 1005 N Fairview
- ▶ 6,000 sq.ft./8 bays
- ▶ 30 spaces (permitted 24)
- ▶ 1 space/200 sq.ft.
- ▶ 3.75 spaces/bay



Light Vehicle Service & Repair

Existing Locations – Plaza Tire

- ▶ 806 Smiley Lane
- ▶ 6,800 sq.ft./ 8 bays
- ▶ 29 spaces (permitted 28)
- ▶ 1 space/234 sq.ft.
- ▶ 3.6 spaces/bay



Light Vehicle Service & Repair

Existing Locations – Plaza Tire

- ▶ 3915 Peachtree
- ▶ 6,700 sq.ft./ 11 bays
- ▶ 30 spaces (permitted 26)
- ▶ 1 space/223 sq.ft.
- ▶ 2.72 spaces/bay



Light Vehicle Service & Repair

Parking Requirement Examples

- ▶ 2 spaces /service bay (KC)
- ▶ 2 spaces / service bay; plus 1 for each employee but not less than 5 (Springfield)
- ▶ 1 space / 300 sq.ft. (Iowa City)
- ▶ 1 space / 275 sq.ft.(Austin)

- ▶ **MAXIMUMS**
- ▶ 4 spaces / service bay (Fayetteville)

(e) **Maximum parking limit.** All uses within the City are subject to a maximum parking limit on the amount of parking provided due to a desire to foster compact, pedestrian oriented areas. The maximum parking standards are a tool to prevent the development of excess parking capacity on a site. Limiting the amount of land devoted to parking will make additional land available for building area, open space, pedestrian amenities, and other productive uses and will reduce stormwater runoff and protect water quality by limiting the amount of impervious surface on a site. (Iowa City)

(1) **M-DT district.** In the M-DT district (section 29-4.2), maximum on-site parking is limited to one hundred fifty (150) percent of the minimum amount required for the same use in other mixed use districts, even though those minimums do not apply to the M-DT district.

(2) **Retail, office, or personal service uses in mixed-use districts.** For any single building that contains more than fifty thousand (50,000) square feet of gross floor area, in which a single-user or multiple users operate a use listed in the retail, office, or personal service categories in Table 29-3.1 (Permitted Use Table), maximum parking is limited to one hundred fifty (150) percent of the minimum amount required by Table 4.3-1 unless the following two conditions are met, in which case the maximum parking is limited to two hundred (200) percent of the minimum amount required by Table 4.3-1:

(i) The development site's landscaped area is not reduced to be less than fifteen (15) percent as a result of the increased parking; and

(ii) The interior parking lot landscaping area, when required by section 29-4.4(f), is increased to twenty (20) percent and complies with the tree planting and/or landscaping standards specified within subsections (1), (2), and (3) of section 29-4.4(f).

(3) **The maximum amount of parking allowed for all other permitted uses is two hundred (200) percent of the minimum amount required by Table 4-3.1.**

(4) The Director may approve parking that exceeds two hundred (200) percent of the minimum amount required by Table 4-3.1. This authority is only permitted for sites within the mixed use zoning districts listed within Table 29-3.1, and only for permitted uses that use gross floor area to calculate the minimum required parking provided that:

(i) The additional amount of parking that the Director may approve is 30% of the difference between the permitted use's maximum parking, and the Zoning District Maximum Parking which is calculated as follows:

(Zoning District Maximum Parking - Maximum Parking for Permitted Use) * 0.30 + Maximum Parking for Permitted Use = Total amount of parking that the Director may approve.

(ii) **Zoning District Maximum Parking.** The parking ratios listed below are 200% of the highest parking ratio found within each separate district. They are used to determine the **Zoning District Maximum Parking** for a specific zoning district.

(A) Mixed Use-Office: 1 space/100 sf gfa

(B) Mixed Use-Neighborhood: 1 space/75 sf gfa

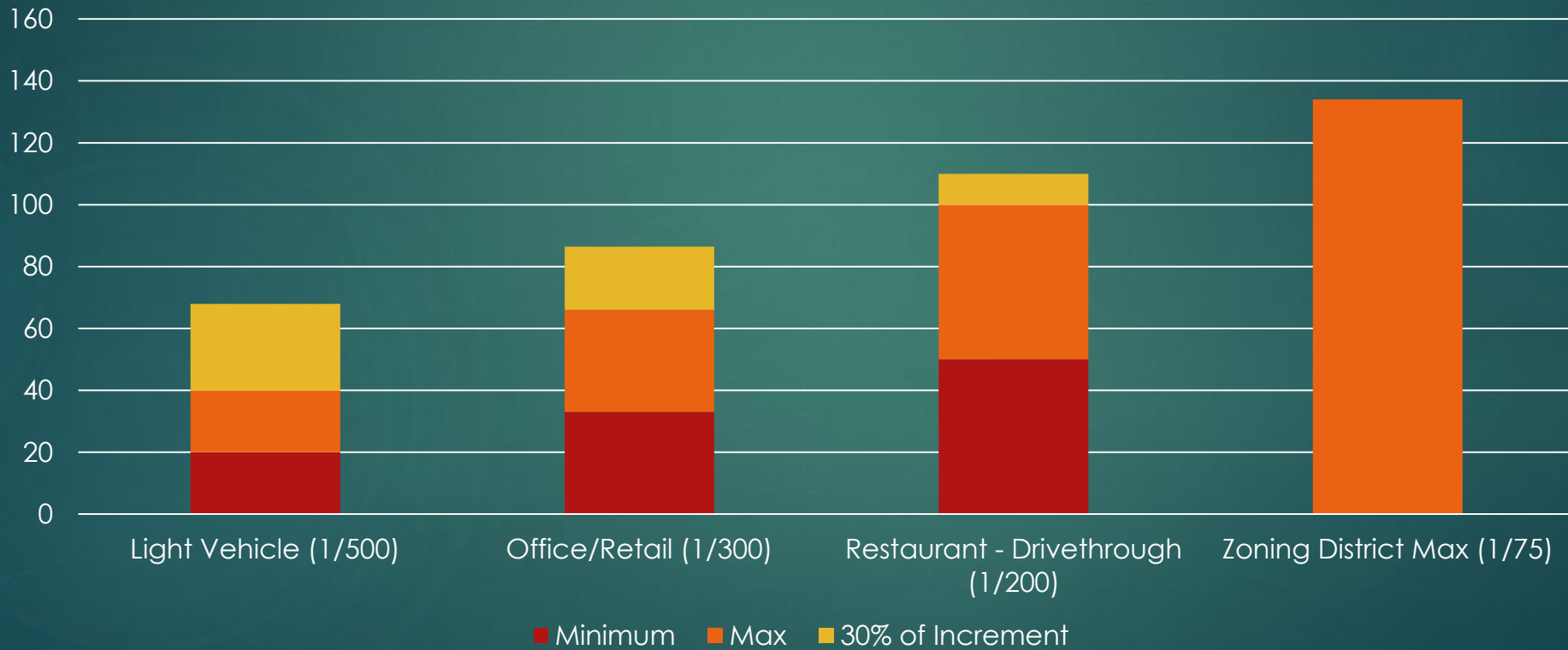
(C) Mixed Use-Corridor: 1 space/75 sf gfa

(iii) The Director may only approve additional parking when all of the following conditions are met:

(A) **Parking Study.** A parking study shall be submitted to demonstrate the need for the additional parking. Parking studies should generally include examples of parking from other similar locations, and may be required to include parking counts and photographs of parking areas during a specified time period. The Director may also require additional information as needed.

(B) Pedestrian facilities, such as interior sidewalks, striped crosswalks, and other infrastructure may be required by the Director in order to ensure the safety of pedestrians within the site.

M-C Zoning District Max



Light Vehicle Examples	Minimum	Max	Max Spaces for 12 bays or 10,000 sq.ft
Examples	1/275	1/137.5	72
	1/300	1/150	67
	2/bay	4/bay	48
	2/bay; 1/employ.	4/bay; 2/employ.	48 + employees
		4/bay*	48
Current	1/500	1/250	40
Previous	4/bay; 1/employ.	8/bay; 2/employ.	96 + employees

Columbia Sites	Spaces/bay	Space/sq.ft	Spaces for 12 bays/10,000 sq.ft
1415 Grindstone Plaza	4.875/bay	1/213	59 / 47
806 Smiley Lane	3.6/bay	1/234	43 / 43
1005 Fairview	3.75/bay	1/200	45 / 50
3915 Peachtree	2.72/bay	1/223	33 / 45
Dobbs (proposed)	5.8/bay	1/139	70 / 70

Light Vehicle Examples	Minimum	Max Spaces for 12 bays
Dobbs (proposed)	2/bay; 1/employ. = 24+15 (39)	78

Light Vehicle Service & Repair

- ▶ 1-11 Definitions

- ▶ **Gasoline and fuel sales:** Uses primarily engaged in retail sales of personal automobile and vehicle fuels. A convenience store located on the same lot as a **Gasoline and fuel sales** use is regulated as a separate retail principal use