



# Off-street Parking & Loading



## ZONING ORDINANCE TEXT AMENDMENT

### Current Industrial Parking Requirements:

- Manufacturing, assembling and processing
  - 1 space per 600 sq. ft. of floor area
- Warehouses 200,000 sq. ft. of floor area or less
  - 1 space per 900 sq. ft. of floor area
- Large warehouse or distribution facility 200,000 sq. ft. of floor area or greater
  - 1 space per 2,000 sq. ft. of floor area

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- Current requirements based on:
  - Outdated theory that as a building increases in size, the number of employees increases proportionately
- Today's reality is:
  - Larger buildings typically have more warehouse space – fewer employees
  - Businesses are typically becoming more automated – fewer employees
  - Other Valley cities have reduced parking requirements

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### **Proposed Industrial Parking Requirement:**

- For Manufacturing, assembly and processing, and for Warehouse or distribution facility
  - 1 space per 1,000 sq. ft. for the 1<sup>st</sup> 10,000 sq. ft. of floor area, plus
  - 1 space per 5,000 sq. ft. for the remaining floor area, plus
  - 1 space per 300 sq. ft. of office floor area

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### **Additional allowance for known users:**

- If user can demonstrate operations require less parking than required by Code,
- But shows on site plan where the Code required parking can be located,
- And demonstrates how the drainage for the parking can be handled,
- Then the known user only has to build the parking they need

Goal of the ZOTA is to provide maximum opportunity for industrial businesses while ensuring minimal impacts

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Staff, and the Planning & Zoning Commission by a vote of 5 to 0, are recommending approval of the staff-initiated Zoning Ordinance Text Amendment

Questions????