

ATTACHMENT B

Amendment: *The PSC had recommended to allow residential parking to be located off-site and extended the distance for all off-site parking to within 500 feet of the site. Additionally, they recommended allowing joint use of parking areas for both residential and non-residential uses, provided the parking was in a zone that allowed the related use. The City Council voted to remove the option to allow residential parking to off-site (but did not change the distance amendment), and kept the option for joint use parking agreements to include residential development. The code referencing the “proximity of parking to use” is returned to its current format. (amend. #11)*

33.266.100 General Regulations

A-D. No Change.

- E. Proximity of parking to use.** Required parking spaces for residential uses must be located on the site of the use or within a shared court parking tract owned in common by all the owners of the properties that will use the tract. On-street parking within a private street-tract other than a shared court does not count towards this requirement. Required parking spaces for nonresidential uses must be located on the site of the use or in parking areas whose closest point is within 5300 feet of the site.

F-G. No Change.

33.266.110 Minimum Required Parking Spaces

A. No Change.

B. Minimum number of parking spaces required.

2. Joint use parking. Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required parking spaces is allowed only if the uses and housing types to which the parking is accessory are allowed in the zone where the parking is located. Joint use of required ~~nonresidential~~ parking spaces is allowed if the following documentation is submitted in writing to BDS as part of a building or zoning permit application or land use review:
 - a. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 - b. The location and number of parking spaces that are being shared;
 - c. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
 - d. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.