

ORDINANCE NO. _____ (Parking Maximums)

AN ORDINANCE to amend the Zoning Code-Off-Street Parking as set forth in Section 174 of the Code of Ordinances of the City of Windsor Heights, by amending the existing parking requirements in the Schedule of Off-Street Parking Requirements, by changing the requirements from a minimum number to a maximum number, and by creating a series of parking lot design options.

Be It Ordained by the Windsor Heights City Council:

Section 1. That the Schedule of Off-Street Parking Requirements set forth in Section 174.03 of the Code of Ordinances of the City of Windsor Heights, be and the same is hereby amended by striking language concerning minimum spaces and adding maximum spaces, such that Section 174.03 shall read:

174.03 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS. Parking facilities for each use shall be provided in accord with the ~~minimum~~ *maximum* requirements set forth in Table 174-1.

1. When a computation of required parking results in a fraction of 0.5 or greater, the requirement should be rounded up to the next whole number.
2. Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.
3. When parking requirements are computed on the basis of capacity, capacity shall be determined by the Building Code in effect for the City at the time the use is established.
4. For sites with more than one use, the parking requirement shall be the sum of spaces required for each use, except as provided below.
5. The Board of Adjustment may authorize an adjustment in the total parking requirement for separate uses located on the same site or for separate uses located on adjoining sites and served by the same parking facility. The Board shall consider at least the following criteria in determining approval of such an adjustment:
 - A. The characteristics and time of operation of each use, and differences in projected peak parking demand.
 - B. Potential reduction in total expected vehicle movements afforded by multiple uses of the parking facilities.
 - C. Functional design of the development and its parking facilities.
 - D. Evidence of a written agreement that provides for the joint use of parking facilities.

Section 2. That the Parking Facility Location set forth in Section 174.04 of the Code of Ordinances of the City of Windsor Heights, be and the same is hereby amended by amending Table 174-1, such that Table 174-1 shall read:

Table 174-1
Minimum/Maximum Off-Street Parking Requirements

Agricultural Use Types	Required/Maximum Spaces
Horticulture	1 space per 1,000 2,000 square feet of sales area
Crop Production	No requirement
Residential Use Types	
Single-Family Residential	2 spaces per dwelling unit plus 1 space for each boarder, if any
Duplex Residential	2 spaces per dwelling unit plus 1 space for each boarder, if any
Two-Family Residential	2 spaces per dwelling unit plus 1 space for each boarder, if any
Multi-Family Residential	1.5 spaces per efficiency or 1-BR unit; 2 spaces per other units
Group Residential	1 space for each two residents
Mobile Home Residential	2 spaces per dwelling unit
Retirement Residential	1 space per each independent living unit and 1 space per each two assisted living units plus 1 space for each employee on largest shift
Civic Use Types	
Administration	1 space for 500 1,000 square feet
Cemetery	No requirement
Clubs	1 space per 48-person capacity
Convalescent Services	1 space for 10 20 beds plus 1 space per each employee on largest shift
Cultural Services	1 space per 500 1,000 square feet of public area
Day Care Services	1 space per 5 10-person capacity plus 1 space per employee on largest shift
Group Care Facility	1 space per 48-person capacity plus 1 space per employee on largest shift
Group Home	1 space per 48-person capacity plus 1 space per employee on largest shift
Guidance Services	1 space per 300 600 square feet
Health Care	1 space per 300 600 square feet plus 1 space per employee on largest shift
Hospitals	1 space per 48 beds plus 1 space per employee on largest shift
Maintenance Facilities	See Schedule A
Commercial Use Types	
Agricultural Sales/Service	See Schedule A
Auto Rental and Sales	See Schedule A
Auto Service *	42 times service capacity
Body Repair *	5 3 spaces per repair stall
Business Support	1 space per 500 1,000 square feet
Campground	1 space per camping unit

Cocktail Lounge	1 space per 150 300 square feet
Commercial Recreation	1 space per 48-person capacity
Communication Services	1 space per 500 1,000 square feet
Construction Sales	See Schedule A
Consumer Services	1 space per 200 400 square feet
Convenience Storage	1 space per 20 40 storage units
Equipment Sales/Service	See Schedule A
Food Sales (all types)	1 space per 200 square feet
Gaming Facilities	1 space per 100 square feet
General Retail Services	1 space per 200 400 square feet
Liquor Sales	1 space per 200 400 square feet
Lodging	1 space per 2 units plus 1 space for each employee on duty
Personal Improvement	1 space per 200 400 square feet
Personal Services	1 space per 500 1,000 square feet
Pet Services	1 space per 500 1,000 square feet
Restaurants (Drive-In)	1 space per 50 100 square feet of customer service area
Restaurants (General)	1 space per 36-person capacity in dining area plus 1 space per each 150 300 square feet in cocktail lounge
Stables/Kennels	1 space per employee plus 1 stall per 5,000 10,000 square feet of site area
Surplus Sales	See Schedule A
Trade Services	1 space per 300 600 square feet
Veterinary Services	1 space per 500 1,000 square feet
Office Use Types	
General Offices	1 space per 250 500 square feet
Medical Offices	32 spaces per staff doctor or dentist
Miscellaneous Use Types	
Broadcasting Tower	No requirement
Non-Putrescible Landfill	No requirement
All Landfills	No requirement
Industrial Use Types	
Agricultural Industries	See Schedule A
Light Industry	See Schedule A
General Industry	See Schedule A
Heavy Industry	See Schedule A
Railroad Facilities	See Schedule A
Resource Extraction	1 space per employee on largest shift
Salvage Services	See Schedule A
Warehousing	See Schedule A
Construction Yards	See Schedule A
* Auto Service and body repair subject to other restrictions applicable under this Zoning Code. See Chapter 168 – Use Types – “Vehicle Storage” and Section 171.09, “Outdoor Storage.”	
SCHEDULE A	
This schedule sets forth minimum - <i>maximum</i> off-street parking requirements for uses with	

elements that have different functions and operating characteristics.	
Function of Element	RequiredMaximum Spaces
Office or Administration	1 space per 300 600 square feet
Indoor Sales, Display or Service Area	1 space per 500 1,000 square feet
Outdoor Sales, Display or Service Area	1 space per 2,000 4,000 square feet
Equipment Servicing or Manufacturing	1 space per 1,000 2,000 square feet
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 10,000 square feet

Section 3. That the Zoning Code-Off-Street Parking set forth in Section 174 of the Code of Ordinances of the City of Windsor Heights, be and the same is hereby amended by enacting a new Section 174.## with language set forth as follows:

Section 174.##

1. Building over the parking maximum. Developers are allowed to build over the parking maximum, provided that if the total number of parking spaces is 100% to less than 125% of the maximum, the developer must use one of the following features:

A. Pave a minimum of 20% of the entire new parking lot's surface with Permeable Surfaces (as defined in Section 166.03(##)). Materials used for these areas may include permeable concrete, permeable asphalt, open jointed blocks, permeable pavers, or other materials designed to allow the maximum infiltration of water. Regular maintenance of these pervious areas is required, as set forth in Section 174.06.

B. Implement a shared parking agreement.

C. Provide a minimum of 10% of the entire new parking lot surface be covered with climate appropriate vegetation.

D. Provide at least one climate appropriate tree for every 10 parking spaces.

E. Provide at least 25% percent of the parking spaces be compact car parking spaces.

F. Any other sustainable alternative approved by the Community Development Committee.

2. If the total number of parking spaces is 125% to less than 175% of the maximum parking requirements, the developer shall implement at least two (2) of the features set forth in subsection (1).

3. If the total number of parking spaces is 175% to less than 200% of the maximum parking requirements, the developer shall implement at least three (3) of the features set forth in subsection (1).

4. No parking lot may provide more than 200% of the maximum parking requirements.

Section 4. This Ordinance shall be in full force and effect from and after the later of its passage and publication as provided by law.

Section 5. That the City Clerk is hereby authorized and directed to cause certified copies of this ordinance and proof of publication of this ordinance to be properly filed in the office of the [County Recorder]:

FORM APPROVED: