

Proposals for the deregulation of Off-street Parking Requirements

Option 1:

Eliminate all off-street parking requirements for residential uses/zoning.

Option 2:

Reduce all off-street parking requirements for residential uses/zoning based off of criteria met.

- Would need to determine the following:
 - What criteria that would need to be met to reduce the parking ratio?
 - How much does it get reduced by?

Example.

If project is located within one block of a bus stop the ratio is reduced by .2.

So now the requirement would be reduced from 1 parking space per bedroom to .8.

Option 3:

Eliminate all off-street parking requirements for residential uses/zoning except for the area bounded by 7th Street, the marsh, East Ave, and Main Street.

- This is based off of feedback that was originally gathered stating that this area has the most issues concerning parking.
- This option could also include a provision to reduce parking within this boundary similarly as described in option 2.

Option 4:

Eliminate all off-street parking requirements for residential developments that are 8 units or less in density. Anything above that would have to meet the 1 to 1 ratio.

- This option could also include a provision to reduce parking for developments over 8 units as described in option 2.
- Number of units is up for debate.

Will be looking for the following from the Commission

- 1) Determination of which option to draft an ordinance from
- 2) Depending on the option a final decision will be need on the following:
 - a. Criteria to reduce parking
 - b. Reduction per criteria
 - c. Boundary/number of units
- 3) Final direction is required for staff to keep moving forward with drafting an ordinance and soliciting public input.