

## O-49-22

### Planning and Zoning - Parking and Loading Regulations - Parking fee-in-lieu of meeting off-street parking requirements.

#### AMENDMENT 7 – ALD. SAVIDGE

##### AMENDMENT SUMMARY:

- 1) Allows restaurants pay a fee to repurpose their entire parking lot *for outdoor dining*, if: 1) there's a parking alternative parking (either a lot or a garage) within a quarter mile, or 2) the business contracts to share another nearby parking lot.
- 3) If a restaurant receives the 100% waiver, they must provide on-street handicapped parking, a drop-off location for handicapped patrons and bicycle/scooter parking.
- 4) If a business has no other parking option nearby, they can pay double the fee to use their private parking lot for outdoor dining, as long as they have a handicapped drop-off, bicycle/scooter parking, and inform patrons of non-automobile alternatives for getting to the business.

On page 2, in line 11, insert subsections D through F as follows,

##### "D. WAIVER REQUIREMENTS.

1. A WAIVER OF UP TO 100% OF THE PARKING REQUIREMENT MAY BE GRANTED IF THE RESTAURANT MEETS THE FOLLOWING CRITERIA:
  - A. THE FACILITY IS WITHIN .25 MILES OF PUBLIC PARKING; OR
  - B. THE BUSINESS HAS AN ARRANGEMENT WITH ANOTHER PARKING FACILITY WITHIN .25 MILES OF THE PROPERTY THAT MEETS SHARED PARKING REQUIREMENTS OF CHAPTER 21.66.030 OF THIS TITLE AND WHICH HAS PARKING EQUIVALENT TO THE RESTAURANT'S PARKING REQUIREMENT.
2. IF A FACILITY RECEIVES A WAIVER FOR 100%, THEY SHALL:
  - A. ALLOW FOR THEIR POINT OF FORMER EGRESS TO BE USED BY THE CITY FOR HANDICAPPED PARKING SPACE(S) OR A MOBILITY DROP-OFF ZONE FOR PASSENGERS WITH

DISABILITIES PER AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, AS DETERMINED BY THE DEPARTMENT.

- B. DESIGNATED PARKING ON THEIR PROPERTY FOR BICYCLES AND SCOOTERS; AND
  - C. SIGNS OR OTHER PUBLIC NOTICE ON THE PREMISES DESCRIBING NON-AUTOMOBILE ALTERNATIVES AND SHARED PARKING OPTIONS.
3. IF A FACILITY DOES NOT MEET THE REQUIREMENTS OF SUBSECTION 21.66.035(D)(1) OF THIS CHAPTER (ABOVE), TO PARTICIPATE IN THE FEE-IN-LIEU PROGRAM THE RESTAURANT SHALL:
- A. PAY DOUBLE THE WAIVER FEE; AND
  - B. HAVE A DESIGNATED AREA FOR BICYCLES AND SCOOTERS; AND
  - C. HAVE SIGNS OR OTHER PUBLIC NOTICE ON THE PREMISES OF NON-AUTOMOBILE ALTERNATIVES AND SHARED PARKING OPTIONS BEYOND .25 MILES OF THE PROPERTY.

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**Amendment as it would appear in the bill.**

**21.66.035 – PARKING FEE IN LIEU OF PROVIDING PARKING.**

**D. Waiver requirements.**

- 1. A waiver of up to 100% of the parking requirement may be granted if the restaurant meets the following criteria:
  - a. The facility is within .25 miles of public parking; or
  - b. The business has an arrangement with another parking facility within .25 miles of the property that meets shared parking requirements of Chapter 21.66.030 of this title and which has parking equivalent to the restaurant's parking requirement.
- 2. If a facility receives a waiver for 100%, they shall:
  - a. Allow for their point of former egress to be used by the City for handicapped parking space(s) or a mobility drop-off zone for passengers with disabilities per Americans with Disabilities Act (ADA) requirements, as determined by the Department.
  - b. Designated parking on their property for bicycles and scooters; and

- c. Signs or other public notice on the premises describing non-automobile alternatives and shared parking options.
- 3. If a facility does not meet the requirements of Subsection 21.66.035(D)(1) of this chapter (above), to receive the 100% waiver in the fee-in-lieu program the restaurant shall:
  - a. Pay double the waiver fee; and
  - b. Have a designated area for bicycles and scooters; and
  - c. Have signs or other public notice on the premises of non-automobile alternatives and shared parking options beyond .25 miles of the property.