



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley
From: David Jarrell, City Manager
Date: February 4, 2022
Subject: O-9-22, Off-Street Parking Requirements – Food Establishments

The purpose of this ordinance is to reduce or eliminate the requirement for bars, taverns, delicatessens, restaurants and social clubs to provide off-street parking as currently specified in City Code Chapter 21.66, Parking and Loading Regulations.

Following are the current requirements and proposed new requirements for the establishments:

<u>Type of Establishment</u>	<u>Current Requirement</u>	<u>Proposed Requirement</u>
Bars and Taverns	Spaces equal to 30% of the capacity in persons.	None required.
Clubs, lodges and meeting halls	Spaces sufficient to serve 30% of the capacity in persons of the facility, plus 1 space per lodging room, if provided.	Spaces sufficient to serve 40% of the capacity in person of the facility.
Restaurants and Delicatessens		
B1 District	Spaces equal in number to 15% of the seating and standing capacity in persons.	None required.
Other zoning districts	Spaces equal in number to 30% of the seating and standing capacity in persons.	None required.
Restaurants with delivery	One additional parking space per delivery vehicle owned or leased by the business owner and stored on site during closing hours, plus one space per two delivery vehicles	None required.

which are not owned or leased by the business owner, but utilized for the delivery service.

Social clubs,
Noncommercial

One space per lodging room (if provided) plus spaces sufficient to serve 30% of the capacity in persons of the facility.

One space per lodging room (if provided) plus spaces sufficient to serve 15% of the capacity in persons of the facility.

The obvious consequence of making these changes to the requirements for private parking will be additional cars using or seeking to use street, surface lot and structural garage parking. Additional consequences may include greater use of alternative transportation to get to the businesses and increased opportunity to use the private parking lots for other uses such as outdoor dining. In addition, land use will change as land that is currently required to be set aside for parking lots will be available for higher and better uses. Reducing parking lot requirements may also improve and promote walkability.

Prepared by David Jarrell, City Manager