ORDINANCE 17-11

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 2, ART. IV, SEC. 4.010 OF THE MUNICIPAL CODE PERTAINING TO OFF STREET PARKING REQUIREMENTS.

BE IT ORDANIED BY THE CITY OF LEWISBURG THAT:

1. **Title 14, Chapter 2, Art. IV, Sec. 4.010 of the Municipal Code be amended as follows:**

4.010. Off-street parking requirements. In all districts, accessory off-street parking shall be available in conformity with the requirements set forth in this section for all uses permitted by right or as a conditional use.

A parking space is required for a portion of a unit of measure one-half or more of the amount set forth herein.

For an enlargement or modification resulting in a net increase in the floor area or other applicable unit of measure specified herein, the same requirements shall apply to such net increase in the floor area or other specified unit of measurement.

Off-street automobile storage or standing space shall be available on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be one hundred sixty-two (162) square feet in size (9 feet x 18 feet) and such space shall be provided with vehicular access to a street or alley. A limited number of smaller spaces for compact vehicles will be considered, especially where necessary to reduce the impervious area to meet the runoff reduction requirements of the Stormwater Management Ordinance. The required number of parking spaces shall be available on property owned by the relevant property owner. Street or highway right-of-way shall not be utilized to meet the minimum number of required parking spaces.

The Planning Commission understands that minimum parking requirements can be highly ambiguous and that even similar type establishments can have very different needs where parking is concerned. For that reason, the minimum requirements below shall refer to the minimum number of parking spaces that there is land available for rather than a minimum number of spaces that must actually be constructed at the time of development. For projects that propose to construct fewer parking spaces than required below, site plans must show the parking spaces that will be constructed as well as a layout for additional required spaces that are not to be constructed. No permanent structures shall be built in the area designated for those parking spaces not to be constructed. This approach ensures that there is at least space available for the minimum number of parking spaces for a given building size but does not burden the owner with having to construct parking that is not desired for the original use. The Planning Commission also wants to discourage developers from filling all available space with parking spaces in the hopes that they will someday be needed. This practice creates unnecessary additional stormwater runoff and additional cost of goods and services. Therefore, any project that proposes to construct more than three (3) times the minimum number of spaces will be required to provide justification for the high number of spaces to the Planning Commission. Justification may be in the form of actual demand of other similar establishments owned or operated by the developer, seating capacity of the proposed establishment, or other relevant information that justifies the additional parking. The Planning Commission shall have the authority to approve the additional parking with the provided justification or to deny the additional parking.

Unless otherwise approved under the conditions described above, the number of parking spaces available shall meet the minimum requirements for the specific uses as set forth below:

A. RESIDENTIAL ACTIVITIES

Permanent and Semi-Transient

Minimum of 1.5 parking spaces per dwelling unit.

B. COMMERCIAL / INSTITUTIONAL ACTIVITIES

Square Feet of Occupied Building Space	Minimum Spaces Available
0 – 1,200	7
1,201 – 1,600	14
1,601 – 2,000	18
>2,001	22

C. INDUSTRIAL

Square Feet of Office Space	Minimum Spaces Available
0 – 5,000	7 + 1 for every 2 employees
5,001 – 10,000	10 + 1 for every 2 employees
>10,000	15 + 1 for every 2 employees

BE IT FURTHER RESOLVED that this Ordinance take effect 15 days from and after its passage on third (3rd) and final reading, the municipal welfare requiring it.

Passed **first** reading this **14th** day of **November , 2017**

Jim Bingham, Mayor

Pamela R. Davis

ATTEST: Pamela R. Davis, City Recorder

Passed **second** reading this **12th** day of **December , 2017**

Jim Bingham, Mayor

Pamela R. Davis

ATTEST: Pamela R. Davis, City Recorder

Passed **third** and final reading this **9th** day of **January , 2018**

Jim Bingham, Mayor

Pamela R. Davis

ATTEST: Pamela R. Davis, City Recorder