

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** January 9, 2023

**Subject:** Amendments to Chapter 94, Article VI, Division 4

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

The City of Brookings is proposing amendments to the City's parking ordinances located in Chapter 94, Article VI, Division 4. The amendments focus on computation of the minimum required parking spaces throughout the City of Brookings.

**Background:**

City staff has been exploring changes to parking ordinances related to the minimum required parking spaces for various uses. The changes have been discussed as a need based on frequent feedback received from the development community as projects often struggle to fit the required number of parking spaces within the project site. The City would also like to consider reducing the required number of spaces to more closely meet the typical peak volume demand and create an opportunity for more useful land use than empty parking lots. An additional goal was to simplify the ordinance when possible such as eliminating parking counts based on the number of employees, which frequently fluctuate, as well as simplifying other complicated formulas. Potential changes have been reviewed and discussed with the Development Review Team.

**Item Details:**

The changes include the following:

Uses	Current Parking Requirement	Proposed Parking Requirement
Two-family dwelling	2 spaces per unit plus 1 space for every unit with 3 or more bedrooms	One space per bedroom
Apartments not containing more than 24 units	2 spaces for each dwelling unit plus 1 space for each bedroom in excess of 1	One space per bedroom plus 10% of the total dwelling units
Apartments containing more than 24 units	1.5 spaces for studio or 1 bedroom unit; 2.25 spaces for 2 bedroom; 3.25 spaces for 3 bedroom; 1 space for each bedroom in a unit with 4+ bedrooms	One space per bedroom plus 10% of the total dwelling units

Retirement home, nursing home, assisted living facility, etc.	One space for each bed plus one space for each two employees	One space for each three units
Retail, merchandise, gas stations, supermarket, service stores, clinic, coffee house, etc.	One space for each 200 square feet for the first 50,000 square feet and one space for each 300 square feet thereafter	One space for each 200 square feet for the first 5,000 square feet and one space for each 600 square feet thereafter
Telemarketing operations, private clubs, health clubs and similar indoor recreation and amusement facilities	One space for each 100 square feet of gross floor area	One space for each 200 square feet of gross floor area
Eating and drinking establishments (Restaurants, etc.)	One space for each 100 square feet of gross floor area excluding floor areas dedicated permanently for mechanical rooms, stock rooms and coolers	One space for each 200 square feet of gross floor area
Offices, banks, dental clinic etc.	Five spaces plus one additional space for each 400 square feet of gross floor area over 1,000 square feet	One space for each 500 square feet of gross floor area
Hotel, extended stay	One space for each suite or unit and one for each employee	Five spaces plus one space for each room (same as standard hotel)
Industrial/manufacturing	2 spaces per 3 employees	One space / 2 employees
Library	1 space for every 4 seats	1 space per 500 square ft.
Auto parts store, furniture store, appliance store, etc.	One space for every 500 square feet	One space for every 600 square feet

### **Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

### **Supporting Documentation:**

1. Legal Notice
2. Ordinance – Marked
3. Ordinance – Clean
4. Examples