

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: February 14, 2023 / February 28, 2023

Subject: Ordinance 23-003: Amendments to Chapter 94, Article VI, Division 4, Sec. 94-432 related to computation of required parking spaces

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

The Community Development Department 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.

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

Legal Consideration:

None

Strategic Plan Consideration:

Sustainability – the amendments propose changes to the zoning code which could support higher density development.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval. The Planning Commission voted 6 – 0 recommending approval.

Supporting Documentation:

Ordinance – clean

Ordinance – marked

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Examples

Drone Images

Peer City Comparisons