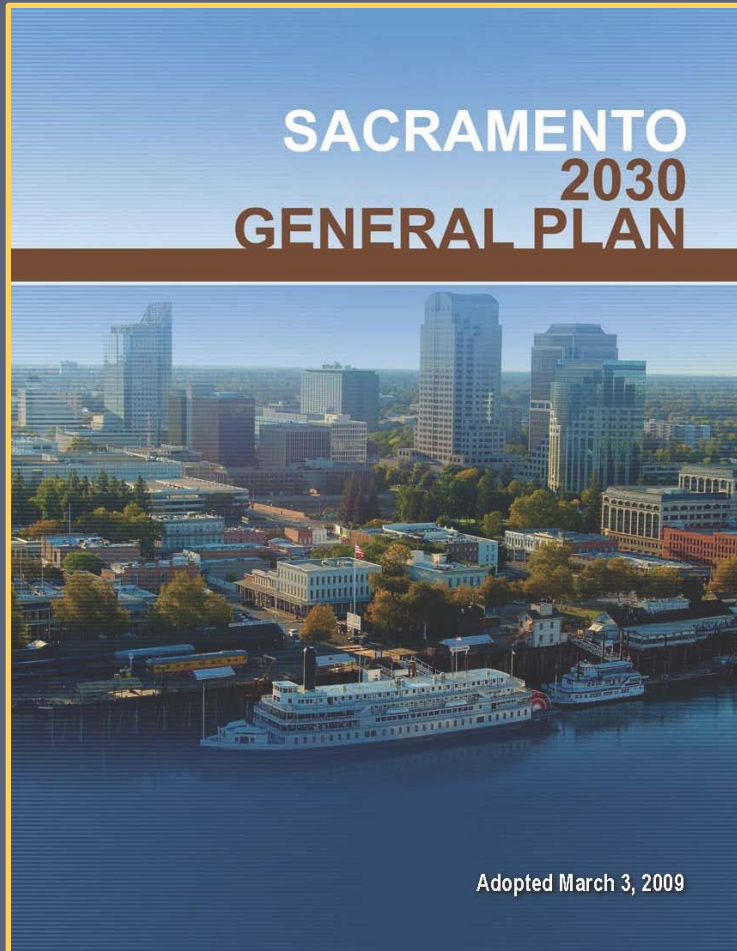


THE ZONING CODE PARKING UPDATE

Metropolitan Transportation Commission

November 9, 2012

2030 General Plan



Adopted in March 2009

Priority Implementation:

- ❖ Update the Zoning Code to better facilitate urban infill development.

Key Findings

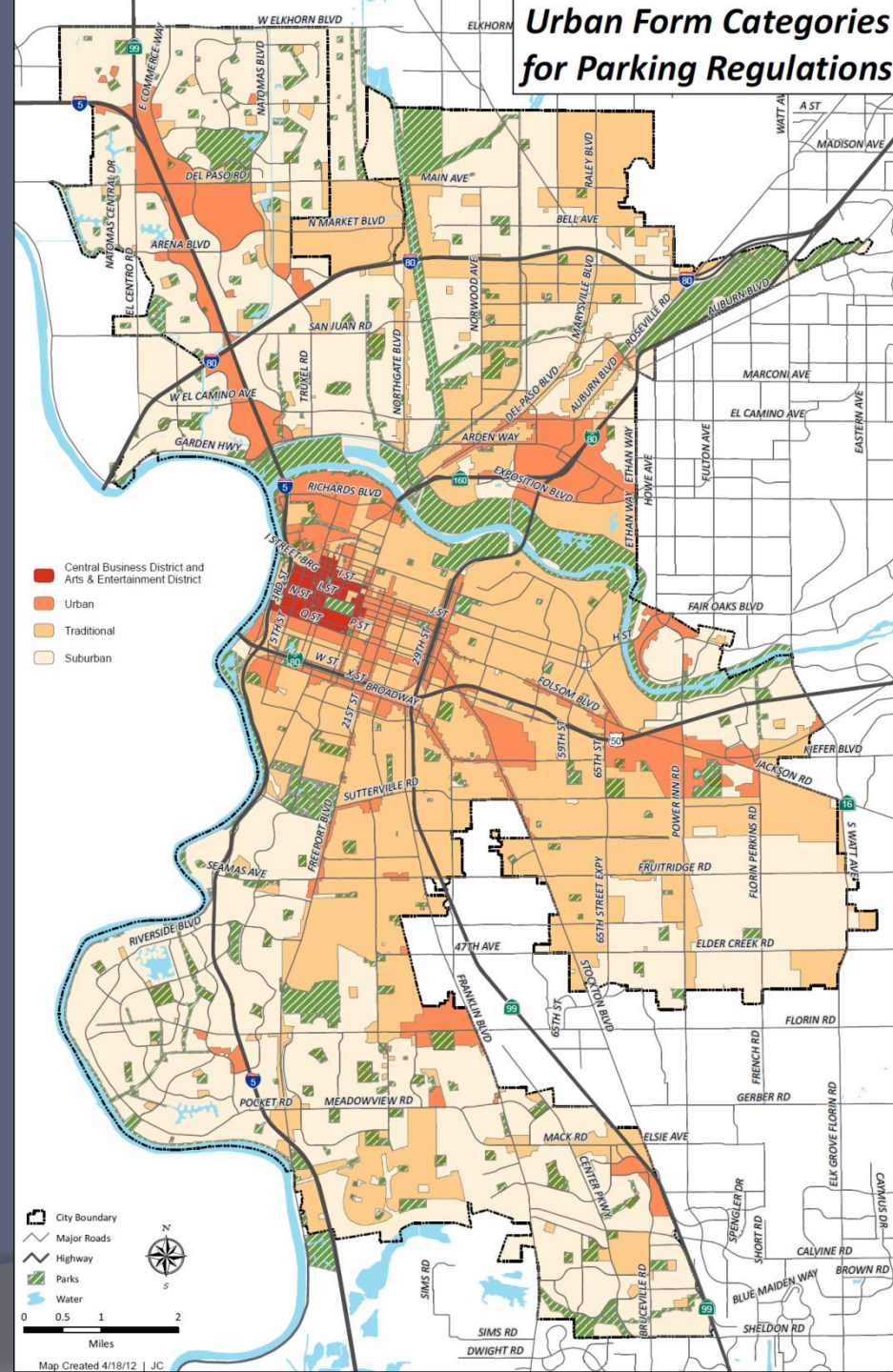
- More off-street parking will not relieve on-street parking congestion
- Current parking requirements for storefront commercial uses:
 - onerous for in-fill projects
 - overly specific
- Parking entitlement process creates uncertainty, and is costly in time and resources

Key Recommendations

Adjust requirements to be context-sensitive

- **CBD**
- **Urban**
- **Traditional**
- **Suburban**

Urban Form Categories for Parking Regulations



Sample Recommendations

Office Ratio per 1,000 square feet		Retail Ratio per 1,000 square feet	
CBD	0	CBD	0
Urban	0.5	Urban	0.5
Traditional	2	Traditional	2
Suburban	2.5	Suburban	2.5

Key Recommendations

- Exempt nonresidential uses from minimum parking requirements:
 - On small lots no more than 6,400 square feet
 - Within vertical mixed-use developments
- Permit shared parking



Key Recommendations

- Simplify parking requirements across categories



Office?



Cafe?



Gallery?



Bookstore?

- No minimum requirement for residential or mixed use reuse of listed historic structures

Key Recommendations

- Allow alternatives to on-site parking that reduce or manage parking demand



Key Recommendations

- Bicycle parking facilities tailored to specific land uses
- Allow greater flexibility in parking dimensions



Parking Management

- Improve utilization of our existing, underutilized, off-street parking supply
- Protect neighborhoods through expanding the Residential Parking Permit Program



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www.sacgp.org/ZoningCodeParkingUpdate.html