

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Parking Requirements for Shopping Centers Outside of the Downtown Overlay District area.

Zoning Ordinance Section Number:

Section 9.103, Table 9.2

Title of Section:

Schedule of Parking Requirements

Cause for Interpretation:

To provide clarification of parking requirements for shopping centers.

Interpretation:

Shopping Centers and/or Free-standing Stores within Shopping Centers may either calculate parking based on the following interpretation or may calculate parking by specific tenant use as outlined in Section 9.103, Table 9.2.

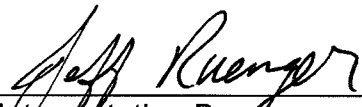
If an applicant elects to use program or incentives to reduce parking requirements as outlined in Section 9.104, the applicant must calculate parking by specific tenant use and NOT by this interpretation.

Parking requirements for **shopping centers** ["Freestanding stores and neighborhood centers (less than 200,000 square feet)"] located outside of the Downtown Overlay District may apply to *gross floor area* of the center **regardless of the commercial tenant use mix (including restaurants and bars, but excluding residential)**. The ratio shall be 1 space per 250 square feet of gross floor area for the entire center.


Parking requirements for **shopping centers** ["Regional shopping centers (more than 200,000 square feet)"] located outside of the Downtown Overlay District may apply to *gross floor area* of the center **regardless of the commercial tenant use mix (including restaurants and bars, but excluding residential)**. The ratio shall be 1 space per 200 square feet of gross floor area for the entire center.

If the same **shopping center** was "in a planned convenience center district, without arterial street frontage", the ratio of 1 space per 300 gross floor area for the entire center would apply.

This interpretation does not supersede parking requirements established as a condition of City Council approval (including but not limited to stipulations for a Re-zoning or valid Use Permit such as Live Entertainment or a bar).



Interpretation By
Jeff Ruenger

1.30.07
Date


Approved By
Frank Gray