

COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENT TO REFORMAT THE MIXED USE
PARKING STANDARDS FOR DOWNTOWN AND CAMPUSTOWN**

BACKGROUND:

City staff has identified a needed clarification regarding Parking Standards for the “Mixed Use Development” parking requirements in Downtown and Campustown. The City has required parking with every residential use in these areas, but a change in formatting from 2010 appears to indicate no parking is required for a residential use within a mixed-use building. This change in formatting with no specified intent to change the meaning at the time has caused confusion recently amongst the development community on what standards are applicable.

The City has established parking rates within *Table 29.406(2) Minimum Off-Street Parking Requirements* for all uses with the City. An excerpt of the table is on the next page for reference to the standards. The parking requirements are based upon the type of use and its location within either the Campustown/Downtown (CSC/DSC) base zones or any of the other base zones. The CSC/DSC zoning districts have no required parking for most commercial and restaurant uses, in recognition of these two areas as older commercial districts with public parking and a pedestrian orientation, as having a lower need for on-site parking compared to newly developed areas of the City. However, both CSC and DSC require parking for household living units at a rate of 1 space per bedroom. **This standard has been in place since the new zoning ordinance was adopted in 2000 and all CSC/DSC development with apartment dwellings have provided parking at a rate of at least 1 space per apartment unit.**

Of concern to staff is the labeling of parking requirements for Downtown and Campustown for “Mixed Use Development”. A mixed use development is not a defined use type and has no specific parking standards. The City calculates parking for all sites based upon each principal use on a site, regardless of configuration of the site or building. However, the labeling of the table for CSC and DSC suggests that no parking for any use within a “mixed use development” is required, even for apartments. From tracking all the ordinance changes to the table, it appears that with Ord. #4030 creating CGS zoning standards and Ord. #4036 for changes to grocery store parking requirements created the formatting issued that now exists. **Staff believes this reference should be cleaned up to reflect the intent of the requirements to have no parking for commercial and to have parking for apartments, so as to avoid confusion for customers.**

Excerpts of Table 29.406 (2)

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
APARTMENTS DWELLINGS	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and O-UIW) 1 space/residential unit for an Independent Senior Living Facility	1 space/RU
AUDITORIUMS, THEATERS, STADIUMS AND ARENAS	Greater of 1 space/5 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces	Greater of 1 space/4 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces
RETAIL SALES AND SERVICES-GENERAL	1 space/300 sf	NONE
SIT-DOWN RESTAURANT	9 spaces/1,000 sf	NONE
MIXED-USE DEVELOPMENT	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	NONE*** Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components

******Proposed change is to copy the language used for all other zoning districts**

This table has been reformatted a number of times since its inception in 2000. There was an immediate amendment in 2000 to correct a mistake that actually required commercial parking to eliminate that references, residential was not changed. It was not until 2006 that the City created a distinct CSC zoning district and columns for CSC/ DSC were added to the table to distinguish them from other zones. The original 2006 (#3872) formatting with two columns left the rows empty within the DSC/CSC column where specific differences were not identified. It was in 2010 that the formatting of the column changed and the empty rows had the word "NONE". **At no time did the ordinances leading to these format changes specify that parking requirements were being altered in relationship to mixed use development.**

The Planning and Zoning Commission reviewed the text amendment at its January meeting. Two members of the public, Scott Renaud and Kurt Mackey, spoke against the proposed ordinance believing that parking is not required for apartment dwellings in Campustown and the current format of the Zoning Ordinance supports this idea. Much of the discussion revolved around the need to have parking with development in Campustown. **Ultimately, the Commission voted 4-1 to support staff's recommended clarification of the parking standards in Downtown and Campustown Service Center.** The Commission also made a motion (5-0) requesting the City Council initiate a study of parking in Downtown and Campustown to consider potential changes to the requirements.

ALTERNATIVES:

1. The City Council can adopt the proposed amendment to clarify the parking requirements for mixed use developments in the Downtown and Campustown Service Centers by adding language that clearly indicates, "mixed-use

development parking shall be determined as the sum of parking requirements of the individual use components”.

2. The City Council can recommend alternative language regarding parking requirements in the Campustown and Downtown Service Centers for mixed-use developments.
3. The City Council can decide to retain the existing language and not require any parking in the Campustown and Downtown Service Centers for mixed-use developments.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed reformatting will help to clear up any confusion about parking requirements for mixed use developments and is consistent with the intent and practice of the City for the past 16 years. All the information gathered to date indicates the City Council never intentionally eliminated parking requirements in the Campustown or Downtown Service Centers. Consequently, the inclusion of the term “none” in Table 29.406(2) regarding parking standards in the Campustown and Downtown Service Centers was an error.

Therefore, it is the recommendation of the City Manager that the City Council adopted Alternative #1 to clarify mixed use parking requirements in the Campustown and Downtown Service Centers.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING TABLE 29.406(2) AND ENACTING A NEW TABLE 29.406(2) THEREOF, FOR THE PURPOSE OF REFORMATING THE MIXED USE PARKING STANDARDS FOR DOWNTOWN AND CAMPUSTOWN; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Table 29.406(2) and enacting a new Table 29.406(2) as follows:

**“Table 29.406(2)
Minimum Off-Street Parking Requirements**

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		
One and Two-Family and Single Family Attached (including Manufactured Homes outside RLP District)	2 spaces/Residential Unit (RU)	1 space/RU
Apartment Dwellings	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and OUIW) 1 space/residential unit for an Independent Senior Living Facility	1 space/RU
Dwelling House	1 space per bedroom	N/A
Family Home	2 spaces plus 1 space/2 full time staff members of the largest shift	NONE

Group Living		NONE
Nursing and convalescent homes	1 space/5 beds, plus 1 space/2 staff members of the largest shift	
College and University housing, fraternities and sororities	1 space/3 bed	
Mobile Home and Manufactured Home in Manufactured/Mobile Home Parks	2 spaces/Manufactured/Mobile Home Space plus 1 space for guest parking/4 Manufactured/Mobile Home Spaces	NONE
Short-Term Lodging Hotel/Motel, including ancillary uses	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift	1 space/guest room, plus 5 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift
Boarding houses, rooming houses, and lodging houses	1 space/bed	0.5 space/bed
OFFICE		
Medical/Dental office	1 space/143 sf where there is no agreement for shared parking; 1 space/200 sf where there is an agreement for shared parking or for medical facilities that exceed 50,000 sf	NONE
Other office	1 space / 300 sf	NONE
TRADE AND WHOLESALE		
Wholesale Trade	1 space/500 sf	NONE
Printing	1 space/200 sf of retail area; plus 1 space/2 employees on largest shift; plus 1 space/company vehicle	NONE
Fuel Sale/Convenience Stores	1 space/200 sf; spaces at fuel pump islands may be counted towards this requirement	NONE
Retail Sales and Services-General	1 space/300 sf	NONE
Display store (furniture, appliances, carpets, etc.)	1 space/500 sf	NONE
Financial institution (freestanding or as ground level service area)	Ground level: 1 space/250 sf; other than ground level: 1 space/300 sf	NONE
Entertainment and Recreation Trade	14 spaces/1,000 sf	NONE
Sit-Down Restaurant	9 spaces/1,000 sf	NONE

Fast food restaurant	12 spaces/1,000 sf in dining or waiting area, or 1 space/2 employees if no seating	NONE
Recreation facility, health club	5 spaces/1,000 sf	NONE
Enclosed tennis, handball, racquetball or squash courts	4 spaces/court plus 1 space/200 sf for rest of building	NONE
Bowling Alley	5 spaces/lane. Bar, restaurant and other uses shall provide parking according to the requirement for that use	NONE
INSTITUTIONAL AND MISCELLANEOUS USES		
Auditoriums, theaters, stadiums and arenas	Greater of 1 space/5 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces	Greater of 1 space/4 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces
Places of Worship	When seating is provided in main auditorium: 1 space/4 seats, exclusive of Sunday School and other special areas. When seating is not provided in main auditorium: 1 space/60 sf of worship area	NONE
Private clubs, fraternal organizations, libraries, museums and community buildings	1 space/200 sf	NONE
Funeral Home/Mortuary	1 space/50 sf in slumber rooms, parlors and funeral service rooms	NONE
Vehicle Service Facilities Fuel Sales Only Service/Repair Facilities	3 spaces plus 1/employee 3 spaces plus 2 spaces/service bay	NONE
Car Wash	2 spaces plus 5 stacking spaces/washing bay	NONE
Motor vehicle sales and service	2 spaces plus 1 space/500 sf over 1,000 sf in the showroom, plus 2 spaces/service bay	NONE
Heliport or helicopter landing area	Greater of 1 space/employee or 2 spaces/1,000 sf of patron area, but not less than 10 spaces	NONE
Hospital/medical center	1 space/2 beds plus 1 space/2 staff members of the largest shift	NONE
Schools primarily serving children younger than age 16	Greater of 2 spaces/classroom or 1 space/4 seats in auditorium	NONE
High schools and universities	Greater of 1 space/2 students; or 10 spaces/classroom; or 1 space/4 seats in auditorium	4 spaces/classroom
Sports Practice Facility	2 spaces/1,000 sq ft of gross floor area	2 spaces/1,000 sq ft of gross floor area
INDUSTRIAL		

Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle	NONE
Warehouse	One (1) parking space per 5,000 sq.ft.	NONE
MIXED-USE DEVELOPMENT	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components

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Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor