

ITEM #: 22
DATE: 07-11-23
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: TEXT AMENDMENT TO THE PARKING STANDARDS
FOR RETAIL SALES AND SERVICES-GENERAL**

BACKGROUND:

At the meeting on May 23, 2023, Council reviewed a request from Overflow Thrift Store (Attachment A) to initiate a text amendment to reduce parking requirements that would apply to their development of a new retail store. City Council gave direction to staff to proceed with a text amendment to reduce the parking requirement for all Retail Sales and Services-General uses.

The current requirement is 1 space per 300 square feet (3 1/3 spaces per 1,000 square feet (Attachment B). The proposed ordinance (Attachment C) changes the minimum parking requirement to 2 spaces per 1,000 square feet of retail gross floor area for Retail Sales and Services-General. Two spaces per 1,000 square feet is the same as the requirement for wholesale trade and display/furniture stores.

As staff evaluated the proposed text amendment, it was determined that related uses should be adjusted as well. The proposed changes delete the requirement for “Printing” and “Financial institution (freestanding or as ground level service area)”. Without the specific rate, these uses would fall under the “Retail Sales and Services-General” for parking. Staff found that these uses were similar enough to “Retail Sales and Services-General” that they do not need distinct parking requirements.

Staff believes that the proposed parking rate will work well for standalone, single-use retail buildings as it allows for an owner/developer to match parking to specific needs. The rate change for retail uses will mean that building owners and developers of shopping centers must plan for versatility and not design to the minimum retail parking rate. **Shopping centers will need to be planned for a mix of uses since the retail rate will be lower than that of a restaurant or office.**

No other changes are proposed to dimensions, accessible spaces, landscaping, or pavement requirements.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on June 21, 2023, to consider the proposed text amendment. The Commissioners discussed the merits and risks of reducing the minimum parking requirement for retail. Commissioners discussed how the changing the retail parking rate, but not changing the office rate (which is set at 1 space per 300 square feet) could prevent a retail development from being used for office. Commissioners generally agreed that a developer would need to plan for parking and use flexibility with their site plans to accommodate a mix of uses.

Commissioners also discussed whether reducing the minimum required parking for retail would lead to customers of retail shops parking in nearby neighborhoods.

The Commission voted 5-1-0 to recommend that the City Council amend the minimum off-street parking requirements in Table 29.406(2) as presented in Attachment C to reduce the parking for Retail Sales and Services-General to 2 spaces per 1000 square feet.

ALTERNATIVES:

1. Approve on first reading a text amendment regarding the Minimum Off-Street Parking Requirements in Table 29.406(2) as presented in Attachment C to reduce the parking for Retail Sales and Services-General to 2 spaces per 1000 square feet.
2. Do not approve the proposed text amendment.

CITY MANAGER'S RECOMMENDED ACTION:

As currently written, the regulations for minimum off-street parking are designed to ensure that sufficient spaces are built on-site with new construction or a change of use. Minimum parking rates are designed to cover a large range of businesses operations and are not tailored to the individual needs of any one business.

Creating a new rate to reduce the parking for all retail uses would support Overflow's request and be applicable to a wide range of retail trade uses from national chain stores to small local businesses. This type of change focuses on minimum needs of retail uses rather than maximum needs of high-volume retail establishments.

Reducing the minimum parking requirement will have implications for new construction built with the reduced standard. Any development built with 1 space per 500 square feet (also written as 2 spaces per 1,000 square feet) would be prohibited from converting to an office use, which has a minimum requirement of 1 space per 300 square feet. This would apply to developments with one tenant space and to multi-tenant developments such as strip malls.

Reducing parking requirements is consistent with *Ames Plan 2040* policies that indirectly support reducing impervious areas and increasing efficiency of the use of land. Reducing parking rates will mean that individual property owners will install parking based upon their on market-oriented decisions where they could build more parking if they desire.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

Attachment A Request to Council

Good afternoon -

I am the Managing Director at Overflow Thrift Store. We are contemplating a development project on land we own immediately to the east of our current leased store at 202 S Duff. As we have worked with City of Ames Planning officials, one potential challenge for our site plan is parking code requirements. The current code of 1 parking spot / 300 sf building would require approximately 64 parking spaces on our site. Our current draft site plan has 41 parking spaces plus 12 on-street spaces (which are not counted toward meeting the requirement; we do currently have 13 spaces in on-street parking).¹

We want to build on this land near our current store because it ensures our proximity to the populations we desire to serve. Specifically, we are convenient for individuals and families in the lowest household income brackets and to area homeless shelters. We are also convenient for individuals and families who walk or bike to our store. Please see attached map of Ames showing low income areas. Overflow is in or near some of the highest concentration areas of low income households.

We respectfully request the Ames City Council to authorize a parking code exception and / or City Staff review of the City parking code overall, toward relief of the parking requirement for our development.

Background

This project is a long-term investment that will allow us to multiply our giving to those in need for years to come. This project will allow Overflow to reduce expenses and create a long-term asset that can be used for our mission.

Overflow is a community effort to care for people in need through recycling and reselling clean, affordable goods. Our purpose is to give an ever-increasing percentage of our gross sales to individuals in need and to organizations serving community needs. In 2022, Overflow contributed over \$160,000 to individuals, families, ministries and service organizations. Since its inception in 2014, Overflow has given nearly \$620,000.

At Overflow we believe we can also make a positive impact through recycling to create a healthier environment. The planned new facility will improve the efficiency with which we can accept and process recycling. We strive to sell or recycle as many donations as possible. We work with a variety of organizations in Iowa and the Midwest to recycle items that cannot be sold in our stores, including clothing, linens, shoes, stuffed toys, glass, metal, plastic and wood. In 2022, we diverted over 140,000 pounds of textiles to upstream recycling. In 2022, we sold or recycled over 617,000 pounds of material.

2022 Stats:

<i>Item</i>	<i>Recycled Pounds</i>	<i>Sold in Store Pounds</i>
<i>Shoes</i>	<i>4,774</i>	<i>10,392</i>
<i>Clothing & Linen (Textiles)</i>	<i>141,925</i>	<i>98,943</i>
<i>Furniture</i>	<i>NA</i>	<i>93,260</i>
<i>Household Items</i>	<i>NA</i>	<i>232,178</i>

<i>Jewelry</i>	<i>NA</i>	<i>120</i>
<i>Books & Media</i>	<i>Approximately 50 boxes donated to Half Price Books</i>	<i>22,878</i>
<i>Toys / Stuffed Toys</i>	<i>274</i>	<i>9,867</i>
<i>Purses & Bags</i>	<i>2,633</i>	<i>572</i>
<i>TOTAL</i>	<i>149,609 pounds</i>	<i>468,210 pounds</i>

Thank you for your consideration. Best wishes,

Sandy Swanson

Managing Director
 Overflow Thrift Store
 515-321-8657

Attachment B
Current Zoning Code Requirements for Parking

Table 29.406(2) Minimum Off-Street Parking Requirements		
PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) 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	<u>DSC</u> Developments with up to 18 units: - 0-2 bedrooms units: NONE - 3+ bedroom units: 1 space/RU
		Developments with more than 18 units: 1 space/RU <u>CSC-All Developments</u> 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		

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

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES
Medical/Dental office	4 spaces/1,000 sf for all building sizes except S-HM and DGC. S-HM shall be 7 spaces/1,000 sf for buildings less than 50,0000 sf and 5 spaces/1,000 sq. ft. and above. Any size with shared parking agreement shall be 5/1,000 sf DGC shall have a rate of 6 spaces per 1,000 sq. ft.	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 employee 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

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

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES
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
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 sf of gross floor area	2 spaces/1,000 sf of gross floor area
INDUSTRIAL		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle For manufacturing uses exceeding 50,000 sf 1 space/1,000 sf	NONE
Warehouses	One (1) parking space per 5,000 sf	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

Attachment C
Proposed Zoning Code Requirements for Parking

Table 29.406(2) Minimum Off-Street Parking Requirements		
PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) 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	<u>DSC</u> Developments with up to 18 units: - 0-2 bedrooms units: NONE - 3+ bedroom units: 1 space/RU
		Developments with more than 18 units: 1 space/RU <u>CSC-All Developments</u> 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		

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

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES
Medical/Dental office	4 spaces/1,000 sf for all building sizes except S-HM and DGC. S-HM shall be 7 spaces/1,000 sf for buildings less than 50,0000 sf and 5 spaces/1,000 sq. ft. and above. Any size with shared parking agreement shall be 5/1,000 sf DGC shall have a rate of 6 spaces per 1,000 sq. ft.	NONE
Other office	1 space / 300 sf	NONE
TRADE AND WHOLESALE		
Wholesale Trade	1 space/500 sf	NONE
Printing <i>(The change reflects that this use is a service use, like Copyworks, that does not require a unique parking standard. A major printing establishment is considered manufacturing)</i>	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 <u>2 Spaces per 1,000 sq ft.</u>	NONE
Display store (furniture, appliances, carpets, etc.)	1 space/500 sf <u>2 Spaces per 1,000 sq ft.</u>	NONE
Financial institution (freestanding or as ground level service area) (Branch banks, a service use, are retail; larger banks are offices. Staff could not identify a reason for a separate parking rate.)	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 per employee if no seating	NONE
Recreation facility, health club	5 spaces/1,000 sf	NONE

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

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES
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
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 sf of gross floor area	2 spaces/1,000 sf of gross floor area
INDUSTRIAL		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle For manufacturing uses exceeding 50,000 sf 1 space/1,000 sf	NONE
Warehouses	One (1) parking space per 5,000 sf	NONE

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

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES	DOWNTOWN (DSC) AND CAMPUSTOWN (CSC) SERVICE CENTER ZONES
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

Attachment D
Zoning Ordinance Excerpt – Retail Sales & Services-General

Table 29.501(4)-3
Trade Use Categories

Retail Sales and Services-General

Definition. Uses that involve the sale, lease or rental of new or used consumer products, including prepared foods, to the general public and uses providing services involving predominantly personal or business services, including repair of consumer and business goods.

Exceptions: Lumber yards and other building material sales facilities that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Trade. Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Trade. Uses for the repair and service of consumer motor vehicles, motorcycles, and light and medium trucks are classified as Vehicle Service Facilities. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.

Uses Included

Retail Sales:

Stores selling, leasing, or renting consumer, home, and business goods including:

- Antiques
- Appliances
- Art
- Art supplies
- Automobile supplies (no services)
- Bicycles and Motorized Bicycles
- Books and printed material
- Clothing
- Computer hardware and software sales and service
- Convenience Store
- Dry goods
- Electronic equipment
- Fabric
- Furniture
- Garden supplies
- Gifts
- Groceries
- Hardware
- Home improvements
- Household products
- Jewelry
- Music supplies
- Newspaper distribution
- Office machines
- Package liquor
- Pets
- Pet food
- Pharmaceuticals
- Plants and flowers
- Shoes
- Sporting goods
- Stationery
- Tobacco products
- Toys
- Video

Food sales (not including seating areas):

- Bakeries
- Candy
- Delicatessens

Retail Personal, Business and Repair Services:

- Animal grooming salons
- Blueprinting and photocopying services
- Branch banks
- Business and commercial trade schools
- Business and management consulting services
- Dance or music schools
- Dry cleaning collection and distribution centers
- Emergency medical care facilities
- Employment agencies
- Hair, tanning, and personal care services
- Kennels
- Laundromats
- Locksmiths
- Martial arts instruction
- Office equipment rental
- Photo drop-off
- Photographic studios
- Quick printing
- Recycling drop-off
- Scientific and professional instrument repair
- Sign making
- Tailors
- Television, bicycle, motorized bicycle, clock, watch, shoe, gun, appliance and office equipment repair
- Upholsterers
- Veterinarian offices

Accessory Uses

Offices and storage of goods, and manufacture or repackaging of goods for on-site sale

Attachment E

Recent Zoning Ordinance Amendments for Minimum Parking Requirements

Minimum parking requirements in Ames were first adopted with a rewrite of the Zoning Ordinance in 1965 (Ordinance 2109), around the time when many American cities were also adopting minimum parking requirements.

Since 2020, Ames has reduced minimum parking requirements six times:

- May 26, 2020 (Ordinance 4412): reducing the minimum parking for “Industrial Service, Manufacturing and Production uses exceeding 50,000 square feet
- March 23, 2021 (Ordinance 4433): eliminating minimum parking for residential uses in the Downtown Service Center (DSC) Zoning District for apartment buildings with less than 18 units
- October 12, 2021 (Ordinance 4449): eliminating minimum parking for “Auditoriums, Theaters, Stadiums, and Arenas” in the DSC and Campustown Service Center (CSC) Zoning Districts
- August 23, 2022 (Ordinance 4476): reducing “Medical Office” parking requirements
- January 10, 2023 (Ordinance 4487): reducing the minimum parking by 20% in commercial and industrial zoning districts where more than 100 spaces are required
- March 28, 2023 (Ordinance 4493): altering front yard parking requirements, increasing the minimum requirements for fast food restaurants, and eliminating the minimum requirement for heliports or helicopter landing areas

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.406(2) THEREOF, FOR THE PURPOSE OF AMENDING MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RETAIL SPACE, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; 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 amending Section 29.406(2) Minimum Off-Street Parking Requirements as follows:

Table 29.406(2) (Continued)		
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
...		
TRADE AND WHOLESALE		
...		
Printing	1 space/200 sf of retail area; plus 1 space/2 employees on largest shift; plus 1 space/company vehicle	NONE
...		
Retail Sales and Services-General	1 space/300 sf <u>2 spaces/1,000 sf</u>	NONE
Display store (furniture, appliances, carpets, etc.)	1 space/500 sf <u>2 spaces/1,000 sf</u>	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
...		

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

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

Passed this _____ day of _____, 2023.

Renee Hall, City Clerk

John A. Haila, Mayor