

Chapter 26 Summary of Changes

February 22, 2013

- Expand the Food and Beverage category from two use classifications to eight. Parking requirement shown in () is the number of spaces per 1,000 square feet of gross floor area.
 - CURRENT: Restaurant (8) and a Bar, Club or Lounge (10)
 - NEW: Take-Out Restaurant (4); Dessert Shop (6); Small Restaurant (8); Neighborhood Restaurant (9); Restaurant (10); Tavern or Pub (10); Small Bar (12); and Bar, Club or Lounge (14).
- Expand options within the Shared Parking table to allow more uses to participate in shared parking and expand the time periods. Director is given discretion to waive up to 10% of the total number of spaces based upon detailed parking study.
- Establish a minimum length of parking lease agreement as one year and require an annual certification.
- Rename “Parking Management Districts” to “Special Parking Areas” to eliminate confusion with Parking Benefit Districts and Management Districts. Establish procedures and criteria to allow smaller areas to create different parking standards, such as reduced parking requirements or expanded distance for off-site parking. A management entity must submit a review back to the Planning Commission every two years.
- Extend off-site parking distance from 250 feet to 800 feet. Can be up to 1,000 feet away when sufficient pedestrian amenities are present.
- Allow alternate layout design for a parking lot used only for valet parking for a freestanding use in the Food and Beverage category. Increase the distance for an off-site lot used only for valet parking from 250 feet to 1,000 feet. Valet parking must be available at all times and an annual certification is required.
- Per requests from the community, the “Warehouse District” on the north side of Downtown has now been included in the Central Business District (CBD) – a district exempt from off-street parking requirements.
- Require bicycle parking for new commercial, retail, and office. Provide incentives that allow for reduced parking up to 10% if additional bicycle parking is provided.
- Allow a 40% reduction in the parking requirements for a protected landmarked or contributing structure within a historic district that receives an approved Certificate of Appropriateness
- Allow grandfathered uses to redevelop into a less intense use without providing additional parking provided, however, they maintain existing parking spaces.
- Allow mechanical parking lifts to be utilized within a Special Parking Area or within a multi-story parking garage. Mechanical parking lifts can also be used for excess parking.
- Change threshold for a bar from 75% to 50% alcohol sales to be consistent with the TABC.
- Eliminate the code discrepancies between Chapter 42 and Chapter 26:
 - Expand the Chapter 26 CBD on the north side to be consistent with Chapter 42.
 - Amend Chapter 42 to eliminate single-family and multi-family parking in the CBD to be consistent with Chapter 26.
 - Change the Reconstruction after Casualty standards of Chapter 26 to match Chapter 42.
 - Add a sign posting requirement for parking variances similar to Chapter 42 variances.
- Revise the loading berth requirements for apartment developments to reflect the type of vehicles that are predominately utilized for move-in tenants. Add requirement to provide loading berths for new construction downtown.