

**Sec. 8-3090. Exempted uses and special off-street parking requirements for specified zoning districts.**

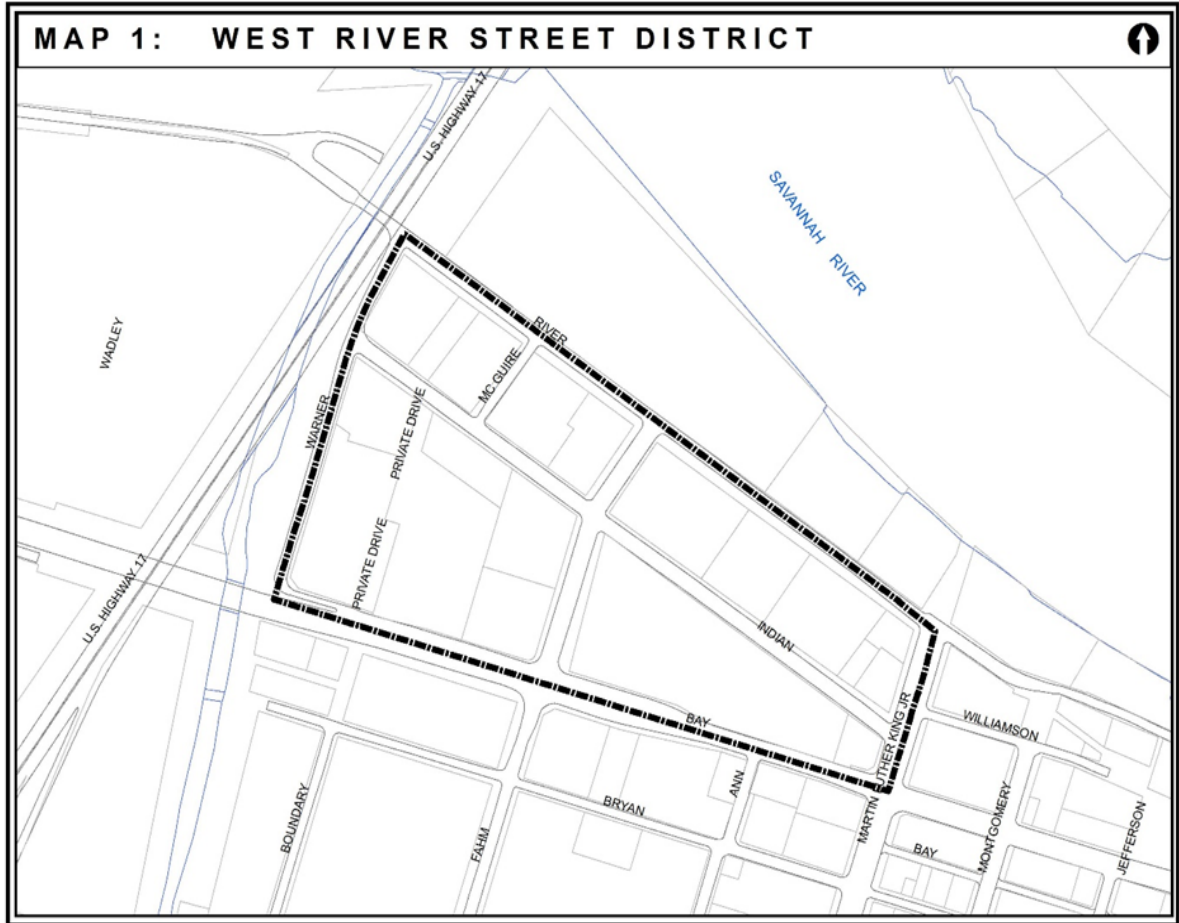
The following are exceptions from the off-street parking requirements of section 8-3089:

- (a) ***RIP-A, RIP-A1, RIP-B, RIP-B-1, RIP-C, RIP-D and R-B-C-1 districts.*** Within the Historic District, as described in Sec. 8-3030, but not to include the West River Street Area as described in (e) below, residential uses within the RIP-A, RIP-A1, RIP-B, RIP-B-1, RIP-C, RIP-D and R-B-C-1 zoning districts shall provide off-street parking as follows:
  - (1) ***New dwelling unit construction.*** One off-street parking space per dwelling unit.
  - (2) ***Subdividing or conversion of an existing structure to add residential dwelling units.***
    - a. Subdividing of an existing residential dwelling structure into one or more additional dwelling units. One off-street parking space shall be provided for each such dwelling unit added.
    - b. Subdividing or conversion of an existing nonresidential structure for residential dwelling purposes. One off-street parking space shall be provided for each dwelling unit created.
    - c. Required off-street parking shall be provided in all cases as follows:
      - 1. All required off-street parking shall be provided within the rear yard. Where such parking cannot be provided in the rear yard and where not more than two units exist on the parcel, one on-street parking space per each 18 linear feet of lot frontage (up to a maximum of two spaces) may be counted toward the required number of off-street parking spaces, provided that such space is located directly in front of and on the same side of the street as the use in question, along a public street where on-street parking is permitted.
      - 2. Where the required off-street parking cannot be so accommodated, the zoning board of appeals shall be authorized to grant a variance from all or a portion of the required off-street parking upon one of the following findings. Such findings shall be in addition to the required findings to be made for a variance as set forth elsewhere in this chapter:

- (i) An alternative location of off-street parking proposed on the site (other than in the rear yard) has been determined by the historic review board to be appropriate to the character of the historic district; or
  - (ii) The developer shall provide a land use parking study which shows to the satisfaction of the city traffic engineer that the following condition can be met: The requested variance would not increase the ratio between the number of dwellings within the block face area the parcel is located and the number of parking spaces within the block face area (off-street spaces dedicated to residential purposes plus on-street spaces) above 1.0.
- d. All residential structures in a multifamily residential project comprised of more than 20 units, which project is restricted to housing for the elderly and/or the handicapped, shall provide one off-street parking space for every two units or portion thereof.

[Sec. 8-3090(a) amended 10-12-17 (File No. 17-004799-ZA)]

- (b) **BC-1 district.** Within the BC-1 zoning district, all uses are exempt from providing off-street parking.
- (c) **B-B district.** Within the historic district, all uses within the B-B zoning district are exempt from providing off-street parking.
- (d) **R-M districts.** Within R-M zoning districts, multifamily developments which are to be owned and operated by a church, synagogue or other religious use shall provide one-half off-street parking space per unit, provided (1) such multifamily development is intended to provide housing for members of such religious use or for elderly or handicapped persons and (2) such housing is to be located adjacent to property owned by the religious use which is available for parking.
- (e) **West River Street Area.** The West River Street Area, as seen in Map 1, is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King, Jr. Boulevard and Warner Street.



- (1) Uses within the categories listed in Table 1: Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off-street parking spaces required in Sec. 8-3089 (Minimum space requirements for off-street parking).

<b>Table 1: Permitted Parking Reduction</b>	
Use Categories Sec. 8-3025 (b) B&I Use Schedule	Permitted Reduction
Lodging Facilities [1]	50%
Retail Sales and Service	50%
Community Facilities	50%
Restaurants	50%
Incidental Uses	50%
Unclassified Retail Sales and Service	50%
Multi-family Residential (Includes upper-story residential) [2]	50%

- [1] Provided, however, that this reduction shall apply to transient guests only and that a minimum of one-half space per room be provided.
- [2] Provided, however, that a reduction shall apply only when required parking (as reduced by 50% pursuant to this section) is located on-site of the multi-family residential development.

- (2) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in Sec. 8-3089 (Minimum space requirements for off-street parking).
- (3) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property, unless otherwise described herein.

*[Sec. 8-3090(e) approved June 9, 2016 (16-001927-ZA); amended June 22, 2017 (17-002256-ZA)]*

- (f) ***B-C and B-G Districts.*** Within the boundaries of the Historic District, as described in Sec. 8-3030, but not to include the West River Street Area as described in (e) above, a minimum of one (1) off-street parking space per dwelling unit is required when there are no more than two bedrooms. For three (3) or more bedrooms, a minimum of 1.5 off-street parking spaces is required.

*[Sec. 8-3090(f) adopted June 22, 2017 (File No. 17-002242-ZA)]*