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Staff Report to the Board of Trustees

Project: Substantive Amendment: Car Dealership Parking and Storage

Case Number: 2023-0995

SUBSTANTIVE AMENDMENT: CAR DEALERSHIP PARKING AND STORAGE

AMENDMENT SUMMARY

SECTION 6-306.B.3

Clarify required number of parking spaces calculation for automobile sales and rental land uses

AMENDMENT EXPLANATION

The Land Development Code states that applicants requiring more than a 20% increase in addition to the required number allocated parking spaces must seek a variance or a special use modification. Due to automobile sales and rental uses having a substantial number of car inventory, they must almost always apply for a variance or a special use permit which is cumbersome for the applicant and an inefficient use of Development Services time. As a result, Staff recommends the removing automobile sales and rental inventory from the calculation of off-street parking requirements. This amendment was recommended for approval at the 12/18/23 Committee of the Whole meeting and was requested that staff clarify the amendment language. The amendment was changed to allow for better clarity and sentence flow.

PROPOSED AMENDMENT TEXT

SECTION 6-306.B.3 REQUIRED NUMBER OF OFF-STREET PARKING SPACES.

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3. In the event that an applicant demonstrates that a new use, whether in an existing building or new construction, will require more parking spaces than the number allocated under Table 6-306(B), the Development Services Department may authorize up to a ~~twenty percent (20%)~~ increase in the total number of parking spaces permitted on the lot, **excluding storage spaces**. Any request exceeding a ~~twenty percent (20%)~~ increase in the total number of parking spaces permitted on the lot shall be a variance or modification pursuant to a special use. The Development Services Department may issue such authorization only upon the request of the applicant and only upon determining that the new use will attract more vehicles than the parking lot could otherwise accommodate. (Ord. 2860 – 3/18/96; Amd. Ord. 4373 – 6/2/08; Amd. Ord. 4839 – 9/16/13; Amd. Ord. 5389 – 3/4/19)

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