

CITY OF BOISE

TO: Mayor and Council

FROM: David Moser & Andrea Tuning

DATE: March 15, 2012

ORDINANCE: O-8-12

SUBJECT: ZOA11-00002 / Amendment to Boise City Code Section 11-10
(Off-Street Parking and Loading Requirements)

ACTION REQUIRED: Three Readings

RECOMMENDATION: Approval

BACKGROUND: At the March 13, 2012 hearing, the Boise City Council approved an amendment to modify the parking requirements for certain uses, create a provision for administrative approval to exceed parking maximums and clarify for standards associated with guest, bicycle and temporary parking.

ATTACHMENTS: Amended Ordinance

ORDINANCE NO. _____

BY THE COUNCIL:

CLEGG, EBERLE, JORDAN, MCLEAN,
QUINTANA AND THOMSON

AN ORDINANCE (ZOA11-00002 / BOISE CITY PLANNING AND DEVELOPMENT SERVICES) AMENDING TITLE 11, CHAPTER 4 (ZONING CLASSIFICATION), CHAPTER 6 (PLANNING AND ZONING COMMISSION APPLICATION REQUIREMENTS AND PROCEDURES), CHAPTER 10 CODE (OFF-STREET PARKING AND LOADING REQUIREMENTS), CHAPTER 17, (PEDESTRIAN COMMERCIAL ZONING DISTRICT), CHAPTER 20 (NEAR NORTH END CONSERVATION DISTRICT), CHAPTER 21 (HYDE PARK CONSERVATION DISTRICT), AND CHAPTER 24 (BARBER VALLEY SPECIFIC PLAN DISTRICT), BOISE CITY CODE, TO MODIFY THE PARKING REQUIREMENTS FOR CERTAIN USES, CREATE A PROVISION FOR ADMINISTRATIVE APPROVAL TO EXCEED PARKING MAXIMUMS AND CLARIFY FOR STANDARDS ASSOCIATED WITH GUEST, BICYCLE AND TEMPORARY PARKING; APPROVING A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 12, 2011, the Planning and Zoning Commission for the City of Boise recommended approval of amendments to the off street parking provisions contained within Boise City Code; and

WHEREAS, on March 13, 2012, the Boise City Council held a public hearing and approved the proposed amendments to the off street parking provisions contained within Boise City Code.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That Title 11, Chapter 4, Sections 02.01 C, 03.05, 05.05 J, 06.11 C, 11.06 B, and 14.03 F, Boise City Code, are hereby amended to read as follows:

Chapter 11-04 Zoning Classification

Section 11-04-02.01 C

No open space, yard or off-street parking space or loading space existing or hereafter provided for a building or use and necessary to meet or partially meet the requirements of this ordinance shall be considered as all or part of the yard, open space, off-street parking

space or loading space required for any other building or upon any other lot, except as provided in Section 11-10-03 for the joint or collective use of parking space.

Section 11-04-03.05 Table Notes

*** Subject to parking requirements of Section 11-10-06 ~~Table 13~~

Section 11-04-05-05 J

Shared parking shall be authorized by the Planning Director upon application for review subject to meeting required findings specified in Section 11-10-03.B., ~~paragraph 1-3,~~ of the Zoning Code.

Section 11-04-06.11 C

Off-Street Parking & Loading Facilities: Off-street parking and loading facilities shall be provided as required in Section 11-10-04.

Section 11-04-11.06 B

A. Permanent Lots

1. Setbacks – ten (10) feet from public right of way other than an alley.
2. Landscaping – required within setbacks
3. Required number of spaces shall be 0.3 parking spaces per full time equivalent (FTE) student and 0.8 parking spaces per full time university staff.
4. Parking lots that are not contiguous to the main campus, whether temporary or permanent, shall screen residential neighbors. Screening may include a fencing and/or continuous vegetation that screens at least three feet in height at maturity.

B. Interim Lots

Interim lots shall meet the ~~interim~~ Temporary Parking Lot standards in Section 11-10-08.

Section 11-04-14.03 F

Parking

1. Each dwelling shall be provided with two (2) off street parking spaces.
2. Vehicular access and parking shall be provided according to the following standards:
 - a. Access to an alley: All access shall be taken from the alley. Two spaces shall be provided with ~~22 feet of~~ backup space in accordance with Section 11-10-04.04, ~~Table 12, Boise City Code.~~
 - b. No access to an alley:
1. Interior lots with no alley access shall be required to provide a two (2) car attached garage. The applicant shall include design elements that will provide varied rooflines, dormers within the roofline or other architectural treatments that will avoid the appearance of garage domination. The setback of the garage face shall be 20 feet. Driveways for a two car attached garage may not exceed 20 feet in width.
2. The use of a 10 foot wide shared driveway providing access to rear yard garages that are attached with a common wall on the property line is allowed.
 - c. The driveway may be designed with concrete wheel strips or grass pavers that are separated by vegetation.

Section 2. That Title 11, Chapter 6, Sections 05.06 C, 06.02 and 06.08, Boise City Code, are hereby amended to read as follows:

Chapter 11-06 Planning and Zoning Commission Application Requirements and Procedures

Section 11-06-05.06 C

Planned developments may use private streets and service drives that are designed and constructed to the standards of the Zoning and Subdivision Ordinances, however, no such roadway shall be permitted unless it is found to be in compliance with sections 9-20-7E and 11-10-04.03 of the Boise City Code.

Section 11-06-06.02 Child Care Facilities

Table 11 Commission Level Standards of Approval – Child Care Facilities

E. Provide at minimum, 1 off-street parking space per 10 children, with a minimum of 2 spaces required regardless of the number of children. Parking in special parking districts shall be provided according to Section 11-10-06, ~~Table 13.~~

Section 11-06-06.08

Parking space requirements for a particular use as established by Section 11-10-05, ~~Table 13~~ of the Boise City Code may be reduced upon application for conditional use approval in accordance with the standards for a parking reduction located within Section 11-10-01.F of the code. Joint or mixed use of off-street parking facilities may also be approved by a conditional use permit submitted in accordance with Section 11-10-03 of the Boise City Code.

Section 3. That Title 11, Chapter 10, Boise City Code, is hereby amended to read as follows:

OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 11-10-01 General Parking Standards

This chapter establishes standards for motor vehicle and bicycle parking, on-site circulation, loading areas and parking lot design.

Section 11-10-01.01

Vehicle Parking Standards

- A. Required off-street parking areas are to be used for parking only. Automobile sales, storage, and other uses are prohibited with the exception of temporary and/or seasonal uses which are subject to administrative approval.
- B. Required parking spaces may not be assigned and shall be available on a first come first served basis, unless otherwise approved by the Commission. In such cases, the number of parking spaces shall be increased by twenty percent of the number of assigned spaces.
- C. With the exception of approved auto sales lots, it shall be unlawful to maintain or place vehicles on another's property for the purpose of sale.
- D. The number of required parking spaces is based on the ~~primary~~ use of the site. Any fraction will be rounded up.
 - a. The Planning Director shall determine the required parking for uses not listed in Table 1.
 - b. Maximum Parking: The number of off-street parking spaces shall not exceed 1.75 times that required in Table 1 if the required number is 20 or less; and 1.5 times the amount where more than 20 parking spaces are required. Parking maximums do not apply to single family residential uses.
 - c. Structured parking shall be exempt from the parking maximum requirements.

TABLE 1

Use Categories	Use	Spaces			
		General	P-1 Parking District	P-2 Parking District	P-3 Parking District
<u>Residential Categories</u>					
	Single-Family/ Duplex	2 per dwelling unit	0	1 per dwelling unit	2 per dwelling unit
	Multi-family/Condominium	1.5 per dwelling unit + one guest space per 10 units	0	0.8 per dwelling unit	1 per dwelling unit
	Fraternity / Sorority	1 per occupant	0	0.5 per occupant	0.75 per occupant
	Half Way House	1 per 4 occupants	0	0.5 per 4 occupants	0.75 per 4 occupants
	Retirement Center <u>Elderly Housing (65 and over)</u>	0.5 <u>1</u> per dwelling unit	0	.25 <u>0.66</u> per dwelling unit	0.5 <u>0.8</u> per dwelling unit

<u>Commercial Categories</u>					
<u>Retail Use and Service</u>	General Retail	1 per 300 sq. ft. floor area	0	0.33 per 300 sq. ft. floor area	0.5 per 300 sq. ft. floor area
	Bulk Retail (Furniture, Appliances, etc.)	1 per 600 sq. ft. floor area	0	0.5 per 600 sq. ft. floor area	0.75 per 600 sq. ft. floor area
	Restaurant or Bar	1 per 300 sq. ft. floor area 1 per 3 seats	0	0.45 per 300 sq. ft. floor area 0.25 per 3 seats	0.66 per 300 sq. ft. floor area 0.33 per 3 seats
	Personal Service	1 per 300 sq. ft. floor area	0	0.5 per 300 sq. ft. floor area	0.8 per 300 sq. ft. floor area
	Hotels and Rooming Houses	1 per guest room	0	0.5 per room	0.8 per room
	Daycare	1 per 10 children plus 1 per employee	0	1 per 10 children per 6 children	1 per 10 children per 8 children
<u>Indoor Recreation Facility</u>	Dance Hall/Skating Rink	1 per 100 sq. ft. floor area	0	0.33 per 100 sq. ft. floor area 1 per 100 sq. ft. floor area	0.66 per 100 sq. ft. of floor area 1 per 100 sq. ft. of floor area
	Bowling Alley	4 per lane plus 1 per 250 sq. ft. restaurant / bar area	0	1 per lane plus 0.45 per 250 sq. ft. restaurant / bar area	2 per lane plus 0.66 per 250 sq. ft. restaurant / bar area
	Health Club, Lodge Hall	1 per 250 sq. ft. floor area	0	1 per 250 sq. ft. gross floor area	1 per 250 sq. ft. floor area
	Theater	0.25 per seat	0	0.14 per seat	0.20 per seat
<u>Office</u>	General Office	1 per 300 sq. ft. floor area	0	1 st flr- 0.66 per 300 sq. ft. floor	1 st flr - 0.8 per 300 sq. ft. floor area;

				area; add'n flr- 0.25 per 300 sq. ft. floor area	add'n flr- 0.5 per 300 sq. ft. floor area
	Medical/Dental/Veterinary Office	1 per 300 sq. ft. floor area	0	1 st flr- 0.66 per 300 sq. ft. floor area; add'n flr- 0.25 per 300 sq. ft. floor area	1 st flr - 0.8 per 300 sq. ft. floor area; add'n flr- 0.5 per 300 sq. ft. floor area
<u>Auto Repair</u>	Quick Vehicle Service	1 per 500 sq. ft. floor area	0	0.5 per 500 sq. ft. floor area	0.75 per 500 sq. ft. floor area
	Vehicle Repair	1 per 900 sq. ft. floor area	0	0.5 per 900 sq. ft. floor area	0.75 per 900 sq. ft. floor area
<u>Storage</u>	Self-Service Storage	4 per facility	0	2	3
<u>Recreation</u>	Major Event Entertainment	1 per 4 seats	0	1 per 8 seats	1 per 6 seats
	Commercial Outdoor Recreation	20 spaces per acre	0	10 spaces per acre	15 spaces per acre
	Golf Course	4 per hole plus 1 per 250 square feet of restaurant and bar	0	4 per hole plus 1 per 250 square feet of restaurant and bar	4 per hole plus 1 per 250 square feet of restaurant and bar
<u>Industrial Categories</u>					
<u>Industrial</u>	General Manufacturing	1 per 750 sq. ft. floor area	0	0.5 per 750 sq. ft. floor area	0.75 per 750 sq. ft. floor area
	Warehouse and Freight Movement	1 per 2,000 sq. ft. floor Area	0	0.5 per 2,000 sq. ft. floor area	0.75 per 2,000 sq. ft. floor area
	Wholesale Business	1 per 2,000 sq. ft. floor area	0	0.5 per 2,000 sq. ft. floor area	0.75 per 2,000 sq. ft. floor area

<u>Institutional Categories</u>					
<u>Schools</u>	Grade, Elementary, Middle, Junior	1 per classroom plus 1 per employee	0	1 per classroom	1 per classroom
	High School	7 per classroom plus 1 per employee	0	7 per classroom	7 per classroom
<u>Hospitals</u>	Medical Center	1 per bed	0	0.66 per bed	0.8 per bed
	Nursing Home	0.25 per bed	0	0.20 per bed	0.25 per bed
<u>Higher Education</u>	Colleges	0.8 per faculty member plus 0.3 per full time student	0	0.8 per faculty member plus 0.3 per full time student	0.8 per faculty member plus 0.3 per full time student
	Commercial Classrooms	1 per 3 students	0	1 per 3 students	1 per 3 students
<u>Religious Institutions</u>		1 per 5 seats	0	$\frac{1}{3}$ per 6 seats + $\frac{1}{4}$ per 3 seats	$\frac{1}{4}$ per 5 seats + $\frac{1}{3}$ per 4 seats
<u>Libraries, Museums</u>		1 per 400 sq. ft. floor area	0	1 per 400 sq. ft. floor area	1 per 400 sq. ft. floor area

Note: All calculations in Table 1 are based upon gross floor area.

Section 11-10-01.02

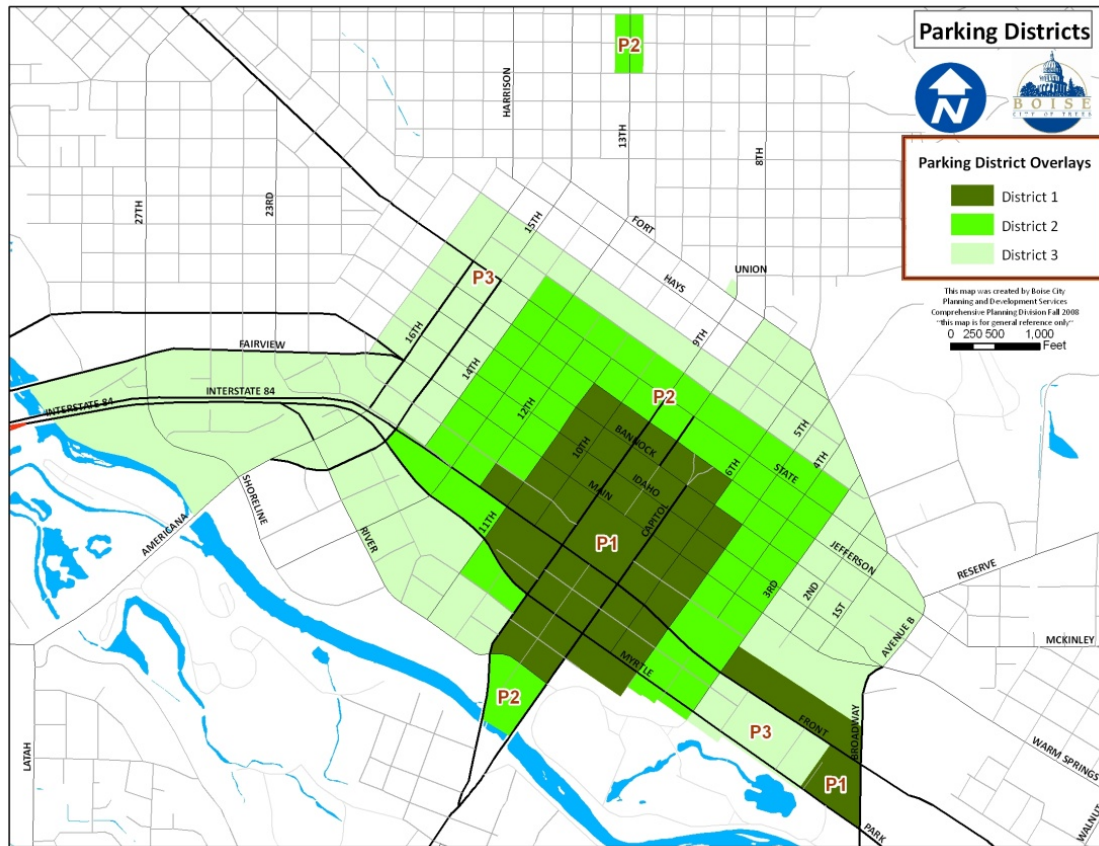
Standards for the shared use of parking areas.

- A. Maximum distance from main entrance to parking: 600 feet for patrons; 1,500 feet for employees. Shared parking is approved by the Planning Director.
- B. An application for shared parking shall include the following:
 1. A detailed site plan identifying the proposed parking counts and distance between facilities utilizing traditional walking patterns.
 2. A parking study demonstrating sufficient off-street parking for all uses.
 3. A shared parking agreement for joint use of off-street parking facilities.
 4. A directional sign is required on the premises indicating the location to the additional parking.

Section 11-10-01.03

Parking Districts. A Parking Overlay District is established to accommodate the special needs of the downtown area.

FIGURE 1



Section 11-10-02 Dimensional Standards and Design

Section 11-10-02.01

General Dimensional Standards / Design

- A. Ingress and Egress. All driveways shall extend into the site in a perpendicular manner. Exceptions may be approved by the Director provided the driveway:
1. Is for access to a garage or parking area and shall not have a negative impact on adjacent properties; and
 2. Is required because of physical limitations of the site; or
 3. Will enhance the aesthetics of the site (this may include preserving trees); or
 4. Is required for safety reasons such as preventing backing into a street.

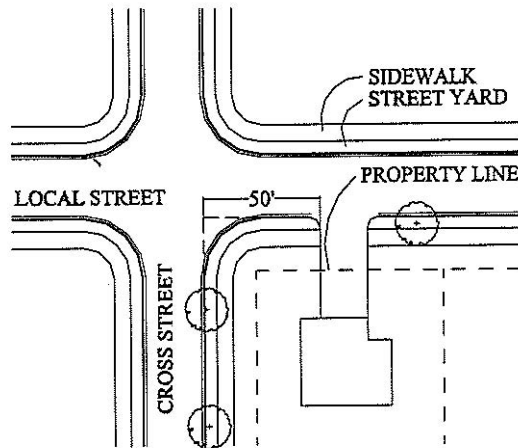
Section 11-10-02.02

Residential Design Standards

- A. Minimum driveway width: 9 feet; maximum width 33 feet (when within front and street side setbacks). For the purpose of this section, individual driveways are those vehicular access ways separated from any other by a minimum of five feet (5') of landscaping or similar material not designed to accommodate vehicles.

- B. Driveways accessing a public street shall be located at least 50 feet from an intersection of two public streets.

FIGURE 2



- C. Parking shall not be located within required setbacks. Exceptions:
1. Alley loaded parking and parking structures may encroach into rear or interior side setbacks per the zone.
 2. Open air public or private parking areas and service drives in residential zones shall be permitted in side yards that do not abut a street, provided that a five foot wide landscaping and screening area be constructed and maintained adjacent to the adjoining property line. For detached single family residential uses in the R-1A, R-1B, R-1C, R-2 and R-3 districts, landscaping and screening areas need only be three feet wide.
- D. Parking must be constructed of an improved non-permeable surface.
- E. Single-family driveways may consist of wheel strips with vegetation growing in the center of the strips or pavers. Wheel strips and pavers may be utilized for driveways only and not for required parking spaces. Other improved permeable surfaces may be approved by the ~~Zoning Administrator~~ Planning Director.
- F.G. The minimum internal dimension for a residential two car garage is 20 feet by 20 feet. However, garages on substandard lots must meet the requirements of the Substandard Lot Ordinance.
- G.H. Alley access shall be used if available.
- H.I. ~~Twenty-two~~ 22 feet of back up space is required, measured from the back of the parking stall to the opposite side of the street or alley.
- I.J. Tandem Parking. The Director may allow tandem or stacked parking for single family residences provided:
1. The tandem parking does not have a negative impact on adjacent properties; and
 2. Tandem parking is required because of physical limitation of the site; and
 3. The standard parking design would have a negative impact on the function and/or aesthetics of the site.

J. Cars, trucks, trailers, boats, boat trailers and recreational vehicles shall not be parked in required setbacks, on unimproved parking areas, or areas not designed for vehicle parking.

K. Except for working vehicles in daily use parked on driveways, cars, trucks, trailers, boats, boat trailers and recreational vehicles shall not be parked in required setbacks; on unimproved parking areas; other areas not designed for vehicle parking.

L. Commercial vehicles and trailers shall not be parked, stored, or left unattended in residential districts whether on public or private property for over two hours, except while engaged in construction or any other permitted activities.

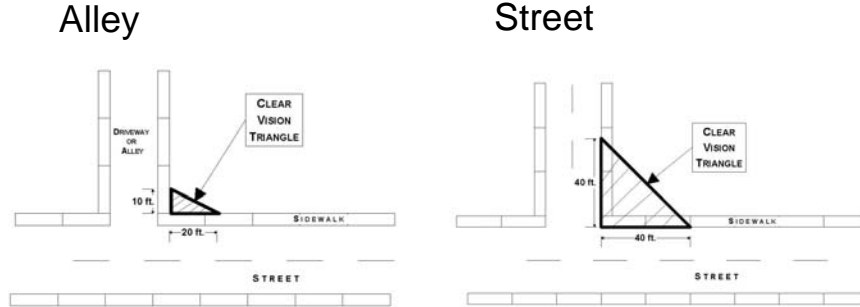
Section 11-10-02.03

Commercial Design Standards

- A. Alley access shall be used if available.
- B. Twenty two feet of back up space is required, measured from the back of the parking stall to the opposite side of the service drive or alley.
- C. Service drives shall be designed to facilitate efficient on-site circulation and to integrate with the adjoining street patterns in accordance with the following:
 1. Service drives may not land lock adjacent property or interfere with the continuity of public streets.
 2. Service drives must not encourage or promote pass through between public or private streets.
 3. Service drives shall intersect a street at a 90 degree angle, unless otherwise approved by the Ada County Highway District.
 4. Drive through lanes shall be at least ten feet in width.
 5. One way service drives shall be at least ten feet in width.
 6. Two way service drives shall be at least twenty feet in width.
 7. The width of a service drive at the intersection of a street shall be twenty feet.
 8. The width of a service drive between building appurtenances such as carport overhangs shall be at least twenty four feet.
 9. All service drives and site designs shall comply with Public Works Solid Waste access requirements as per Boise City Code.
- D. Driveways and parking areas must be built with a non-permeable material such as concrete or asphalt. Appropriate alternative may be approved by the Director. Gravel surfaces are allowed in the M-1, M-2 and M-4 zones for enclosed storage yards and maintenance areas. The storage and maintenance areas must be located behind the building and be enclosed by a 6 foot high sight obscuring fence. Use of gravel parking must be approved by the Boise City Fire Department and the Boise City Public Works Department to ensure compliance with best management practices.
- E. Parking stall length may be reduced to 18 feet when the adjacent sidewalk or landscaping is increased by two feet over the minimum requirement. The minimum width for a sidewalk adjacent to a bumper overhang is six feet and the minimum width for a landscape strip adjacent to a bumper overhang is seven feet.
- F. Landscaping within parking areas shall comply with the Boise City Landscape Ordinance.

G. A clear vision triangle shall be observed in regard to all visual barriers including vegetation (except deciduous trees pruned at least 8 ft. in height above the sidewalk and 14 feet above the roadway) signs, fences and other sight obstructions exceeding three feet in height.

FIGURE 3



H. Lights in parking or vehicle sales areas may not shine directly on adjacent residential uses.

FIGURE 4

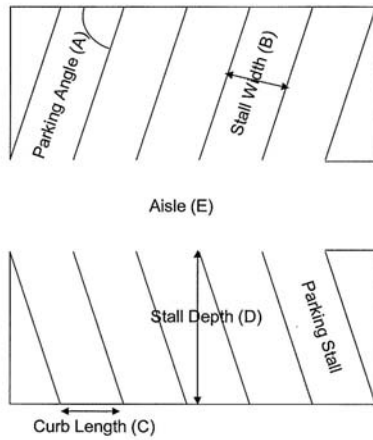


TABLE 2

Minimum Standard Parking Space and Aisle Dimensions

Angle (A)	Width (B)	Curb Length (C)	Stall Depth (D)	Aisle Width (E)*
0° (Parallel)	9'	23' 0"	9'	12'
30°	9'	18' 0"	17' 8"	12'
45°	9'	12' 9"	20' 5"	13'
60°	9'	10' 5"	20' 10"	16'

90°	9'	9'	20'	22'
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*All aisles less than 20' are considered one way.

TABLE 3

Minimum Compact Parking Space and Aisle Dimensions

Angle (A)	Width (B)	Curb Length (C)	Stall Depth (D)	Aisle Width (E)*
0° (Parallel)	7' 6"	14'	7' 6"	12'
30°	7' 6"	12' 6"	14' 6"	12'
45 °	7' 6"	10' 6"	16'	13'
60°	7' 6"	8' 9"	16' 9"	16'
90°	7' 6"	7' 6"	15'	22'

*All aisles less than 20' are considered one way.

Section 11-10-02.04

ADA Standards

A. Compliance with ADA and IBC standards is required. Accessible spaces are required according to the following table. One out of every eight accessible spaces must be van accessible.

TABLE 4

Parking Spaces	Accessible Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of the Spaces Provided
1,001 and Over	20 + 1 for each 100 over 1,000

1. Exceptions. Facilities providing medical care or services to individuals with mobility impairments are required to provide additional accessible spaces:
 2. Outpatient facilities shall provide accessible spaces equal to 10% of the total number of required parking spaces.
 3. Facilities that provide services for individuals with mobility impairments shall provide accessible spaces that are equal to 20% of the number of required parking.
- B. Valet parking facilities shall provide a passenger loading zone adjacent to an accessible route to the entrance of the facility.
 - C. Van accessible spaces shall be at least eight feet in width with an accessible aisle that is also eight feet in width. Standard accessible spaces shall be at least nine feet in width with an accessible aisle that is five feet in width.
 - D. Accessible parking spaces shall not contain slopes in excess of two percent and may not be accessed via steps or from adjoining pedestrian walkway.
 - E. Accessible spaces shall be located closest to main entrance. When there are multiple buildings or main entrances, accessible spaces shall be distributed equally.
 - F. Signage: Accessible spaces shall be clearly marked as reserved spaces.

Section 11-10-02.05

Motorcycle Parking

- A. Motorcycle parking spaces shall be at least four feet wide and ten feet deep and must be clearly posted or marked.
- B. For every 4 motorcycle spaces provided, the number of standard vehicle spaces may be reduced by one.
- C. A minimum of ten feet of back up space shall be provided.

Section 11-10-02.06

Bicycle

- A. One bicycle parking space is required for every ten ~~required~~ vehicle spaces provided. A minimum of one space shall be provided. Fractions will be rounded up. If more than ten bicycle parking spaces are required, 25% of the required bicycle parking spaces shall be covered.
- B. Bicycle parking spaces shall be a minimum of six feet long and two and a half feet wide and have an overhead clearance of seven feet if covered. A four foot wide aisle is required between rows of bicycle parking spaces or nearby walls. Stationary racks shall be located on improved non-permeable surfaces and anchored to the ground.
- C. Spaces must be located within 50 feet from the main entrance of the building.

Section 11-10-02.07

Compact

- A. Up to 40% of the total parking spaces may be compact.
- B. The dimensions for compact spaces are found in Table 3.
- C. These spaces must be clearly posted or marked.

Section 11-10-03 Parking Lots Standards

Section 11-10-03.01

Temporary Parking Lots

~~Temporary parking lots for non-required parking may be permitted in the M, C, L, R-3, R-O, HS, T and U zones where new building construction is planned.~~ Temporary parking lots are prohibited in the R-1, R-2, N-O zones and the CD, C, HD overlay districts.

- A. Temporary parking lots may be approved for up to two years by Planning Staff. A bond for one hundred ten percent of the cost of removing the lot is required. Three one year time extensions may be approved by Planning Staff.
- B. Temporary parking lots shall comply with the Comprehensive Plan.
- C. Temporary parking lots may not be used for car sales, impound yards, storage lots, or other similar uses.
- D. Parking, driveways, and circulation patterns must comply with the standards of this chapter for permanent parking lots.
- E. Direct access to a public street shall be a minimum of 20-feet wide.
- F. The parking lot shall be compatible with surrounding uses.
- G. Mature landscaping shall not be displaced.
- H. A detailed grading and drainage plan shall be submitted for review and approval by the Boise City Public Works Department and the Ada County Highway District.
- I. Temporary parking lots shall include:
 1. Gravel surfacing and a written maintenance plan for dust control.
 2. Site obscuring fencing and landscaping along side and rear property lines that coincide with a residential use. Landscaping is required along street frontages.
 3. Wheel stops marking parking spaces.
 4. A landscaped area of five percent of the total lot area.
 5. A temporary irrigation system.

Section 11-10-03.02

Structured Parking

- A. ~~Parking s~~Spaces within parking structures shall be eight and a half feet wide and 18 feet deep.
- B. Drive aisle dimensions shall be consistent with commercial parking lots.
- C. Structural columns may encroach up to six inches into parking stalls.
- D. Tandem Parking. The Director may allow tandem or stacked parking provided:
 1. The tandem parking does not have a negative impact on adjacent properties; and
 2. Tandem parking is required because of physical limitation of the site; and
 3. The standard parking design would have a negative impact on the function and/or aesthetics of the site.

Section 11-10-04 Parking Reduction and Waivers

Section 11-10-04.01

Parking reductions and waivers to exceed the parking maximums for residential uses:

- A. Up to 10% of the required parking may be reduced or exceeded by the Planning Director.
- B. A reduction or waiver to exceed the parking maximums of greater than 10% requires a conditional use permit.

Section 11-10-04.02

Parking reductions and waivers to exceed the parking maximums for office, commercial and industrial uses:

- A. When the building size is 5,000 square feet or less, the Director may authorize the parking reduction or grant a waiver to exceed the parking maximums. Otherwise, a conditional use permit is required.

Section 11-10-04.03

An application for a reduction of parking shall include the following:

- A. A parking study documenting a reduced need for parking.
- B. List and schedule of major parking events.
- C. A detailed site plan and parking count.
- D. A description of available public transit services.
- E. A description of available on-street parking.

Section 11-10-04.04

~~A conditional use permit is required to exceed the maximum number parking spaces. In addition, to the standard conditional use findings, the following finding shall be made:~~ An application to exceed the maximum number parking spaces shall include the following findings:

- A. The extra parking spaces are required to reduce adverse impacts to the surrounding neighborhood; and
- B. The extra parking is required due to unique characteristics of the use.
- C. Any allowance for an increase in surface parking beyond the maximum allowed by the code shall be contingent upon a site plan that demonstrates pedestrian access and circulation is not harmed by the increase in parking, the distance that must be traveled by pedestrians to access the building is increased or the pedestrian routes do not create a conflict between pedestrians and vehicles. Acceptable means to demonstrate adequate pedestrian access may include placement of buildings and building entrances near the street or near other main pedestrian routes; by clearly demarcating pedestrian pathways both through and around parking lots so that drive aisle crossings are minimized; by the addition of landscaping between parking facilities and pedestrian paths; or other similar means.

Section 11-10-05 Loading Zones

Section 11-10-05.01

- A. Loading spaces are not required for buildings under 20,000 square feet in gross floor area.
- B. Buildings between 20,000 and 50,000 square feet shall provide one loading space and those greater than 50,000 square feet shall provide two.
 - 1. Loading areas must comply with setback and landscape requirements. Loading areas shall not be orientated toward residential uses or zones and shall not be permitted along the front of a building.
 - 2. Loading spaces shall be at least 35 feet long, 10 feet wide and have 13 feet of vertical clearance. Loading areas must be clearly posted or marked.
 - 3. Buildings that are greater than 20,000 square feet and located within the C-5 zone shall submit a plan for the provision of loading spaces. This plan may include an on-site loading area or an alley. Loading within the public street right-of-way is discouraged.

4. The Planning and Zoning Commission and Design Review Committee may modify the requirements of this section if it is demonstrated that the site cannot accommodate these requirements and that alternative loading methods/facilities can be provided in manner compatible with surrounding uses.

Section 4. That Title 11, Chapter 17, Sections 09 D and 09 F, Boise City Code, are hereby amended to read as follows:

Chapter 11-17 Pedestrian Commercial Zoning District

Section 11-17-09 D

Parking ratios for non-residential uses shall be as established in Chapter 11-10, ~~Table 12~~ Off-Street Parking Requirements, except that a 10% (cumulative to 30%) reduction in nonresidential parking is allowed for each of the following categories of criteria that a development can be found to meet:

Section 11-17-09 F

All developments are encouraged to provide joint use of parking facilities pursuant to Section 11-10-03B ~~Joint Use~~, of the zoning ordinance. Allowance of joint use may be made in addition to the maximum 30% reduction allowed for in this code.

Section 5. That Title 11, Chapter 11, Section 02, Boise City Code, is hereby amended to read as follows:

Chapter 11-20 Near North End Conservation District

Section 11-20-02

Tandem Parking Space:

A parking space designed to accommodate two vehicles parked in tandem (one behind the other) which meets all the parking space dimensional standards as outlined in Section 11-10-04: ~~Table 12~~.

Section 6. That Title 11, Chapter 21, Section 02.03, Boise City Code, is hereby amended to read as follows:

Chapter 11-21 Hyde Park Conservation District

Section 11-21-02.03 Parking Allowances in the C-1CHD Zone

Due to the high ratio of pedestrian use of Hyde Park the following parking regulations shall apply:

1. Parking requirements shall follow the attached table*.

LAND USE	Graduated Scale of Use/ Unit of Measure	REQUIRED PARKING SPACES (C-1CHD)
RESTAURANT	0-40 seats	one space/ twenty seats
	41-80 seats*	one space/ ten seats
	Over 81 seats**	one space/ two seats
RETAIL	0-750 square feet	1 space
	751-2000 square feet	1 space/ 300 square feet
	Over 2001 square feet	1 space/ 200 square feet
OFFICE		
- Street Level	100 square feet	1 space
- Upper Floor	250 square feet	1 space

(**Parking requirements are cumulative.)

* All other uses shall be determined by the P-2 Off-Street Parking Requirements in ~~Table 13~~, Section 11-10-06 of the Boise City Zoning Ordinance. Accessible Parking Spaces shall still be controlled by Section 11-10-02 of the Boise City Zoning Ordinance with its required ratios.

Section 7. That Title 11, Chapter 24, Section 04, Boise City Code, is hereby amended to read as follows:

Chapter 11-24 Barber Valley Specific Plan District

Section 11-24-04

In the SP02-LR, SP02-MR and SP02-HR Sub-Districts, off-street parking and loading facilities shall be provided in accordance with the Off-Street Parking and Loading requirements in the Boise City Zoning Ordinance (currently Chapter 11-10-06, ~~Table 12~~), except as noted herein. In the SP02-OMR and SP02-OC Sub-Districts, off-street parking and loading facilities shall be provided in accordance with the Pedestrian Commercial Zoning District parking requirements in the Boise City Zoning Ordinance (currently in Chapter 11-17-09), except as noted herein. In lieu of the off-street parking ratio requirements in the Boise City Zoning Ordinance (currently in Section 11-10 and in Section 11-17-09), non-residential uses in the SP02-MR, SP02-HR, SP02-OMR and SP02-OC Sub-Districts must meet an overall parking density of 3.5 per 1000 square feet. Assisted living apartments, independent living residences within the Continuing Care Retirement Community, and similar uses shall be subject to the off-street parking requirements for “Housing for Elderly” uses listed in the Boise City Zoning Ordinance (currently in Section 11-10-06). Memory care facilities, skilled nursing care facilities, and similar uses shall be subject to the off-street parking requirements for “Nursing Home” uses listed in the Boise City Zoning Ordinance (currently in Section 11-10-06).

Section 8. That the Summary of the Ordinance, attached hereto as Exhibit A, is hereby approved as to both form and content.

Section 9. That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the Council of the City of Boise, Idaho, this _____ day of _____, 2012

APPROVED by the Mayor of the City of Boise, Idaho this _____ day of _____, 2012.

APPROVED:

ATTEST:

David H. Bieter
MAYOR

Debbie Broughton
EX-OFFICIO CITY CLERK

EXHIBIT "A"

**STATEMENT OF BOISE CITY ATTORNEY
AS TO ADEQUACY OF SUMMARY
OF ORDINANCE NO. _____**

The undersigned, Robert C. Lockward, in his capacity as Assistant City Attorney of the City of Boise City, Idaho, hereby certifies that he is a legal advisor of the City and has reviewed a copy of the attached Summary of Ordinance No. _____ of the City of Boise City, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A(3).

DATED this _____ day of April, 2012.

ROBERT C. LOCKWARD
Assistant Boise City Attorney

**SUMMARY OF ORDINANCE NO. _____
OF THE CITY OF BOISE CITY, IDAHO**

PUBLIC NOTICE IS HEREBY GIVEN that the City of Boise City, Idaho, adopted at its regular meeting of _____, _____, 2012, that Ordinance No. _____ entitled:

AN ORDINANCE (ZOA11-00002 / BOISE CITY PLANNING AND DEVELOPMENT SERVICES) AMENDING TITLE 11, CHAPTER 4 (ZONING CLASSIFICATION), CHAPTER 6 (PLANNING AND ZONING COMMISSION APPLICATION REQUIREMENTS AND PROCEDURES), CHAPTER 10 CODE (OFF-STREET PARKING AND LOADING REQUIREMENTS), CHAPTER 17, (PEDESTRIAN COMMERCIAL ZONING DISTRICT), CHAPTER 20 (NEAR NORTH END CONSERVATION DISTRICT), CHAPTER 21 (HYDE PARK CONSERVATION DISTRICT), AND CHAPTER 24 (BARBER VALLEY SPECIFIC PLAN DISTRICT), BOISE CITY CODE, TO MODIFY THE PARKING REQUIREMENTS FOR CERTAIN USES, CREATE A PROVISION FOR ADMINISTRATIVE APPROVAL TO EXCEED PARKING MAXIMUMS AND CLARIFY FOR STANDARDS ASSOCIATED WITH GUEST, BICYCLE AND TEMPORARY PARKING; APPROVING A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

This ordinance updates the off-street parking provisions contained within Boise City Code Title 11, Chapters, 4, 6, 10, 17, 20, 21 and 24. This ordinance modifies parking requirements for certain uses, creates a provision allowing for administrative approval to exceed parking maximums and provides standards for evaluation of requests to exceed parking maximums. This ordinance also clarifies standards associated with guest, bicycle and temporary parking and prohibits the placing a vehicle for sale on another's property except upon approved auto sales lots. This ordinance updates internal code references to Boise City Code Title 11, Chapter 10 to ensure uniformity of references within Boise City Code Title 11.

The effective date of the Ordinance is the date of its passage, approval and publication. A copy of the full text of the Ordinance is available at the City Clerk's office, 150 North Capitol Boulevard, in Boise, Idaho 83701. Examination may be requested in writing or in person during regular business hours of the City Clerk's office, from 8:00 a.m. until 5:00 p.m. pursuant to Section 50-901A(4), Idaho Code.

DATED this _____ day of _____, 2012.

City of Boise City, Idaho

ATTEST:

MAYOR
David H. Bieter

EX-OFFICIO CITY CLERK
Debbie Broughton