

**Project Title:** Parking Dimensions Text Amendment  
**Petition No.:** PLNPCM2025-00358  
**Version:** Internal Draft  
**Date Prepared:** July 1, 2025  
**Planner:** Meagan Booth, Principal Planner

This proposed draft makes the following amendments (for summary purposes only):

- Modifies Subsection 21A.44.060.A.3:to amend the requirements to the parking manual and zoning code to update parking dimensions and allowance for low-scale residential uses.
- Amends the Off-Street Parking Standards Manual and Zoning Code (21A.44.060) to align with recent state legislation.

**Off-Street Parking Standards Manual:**

- Allows tandem parking for townhomes.
- Reduces parking stall dimensions for single-family, two-family, rowhouse, townhome-type dwellings.
- Aligns with S.B. 181 (Housing Affordability Amendments) and incorporates updates since the manual's 2022 adoption.
- Conforms to H.B. 368, requiring legislative approval for engineering or development standards.
- 

**Zoning Code (21A.44.060):**

- Permits **driveway parking to count toward required parking** for single-family, two-family, and rowhouse, townhome -type uses.
- May require **at least one stall behind the front façade.**

*Planning Note:* The proposed text amendment relies on the adoption of the Commercial and Mixed-Use Zoning District Consolidation text amendment. If the Commercial and Mixed-Use District Consolidation proposal is not adopted or if the proposed text amendment language is modified, the proposed language in this text amendment will be modified accordingly.

**Draft Text:**

**Amends Subsection 21A.44.060.A.3 as follows:**

**3. Parking in Front and Corner Side Yard Locations:**

**a. Parking in Required Yards:**

Parking stalls are prohibited in a required front yard or required corner side yard except as

authorized by Section 21A.44.090. In the FR, R-1, R-2, and SR-1A zoning districts, parking in driveways that comply with all applicable city standards is allowed but shall not be used to satisfy off-street parking requirements, except as provided in this section.

**b. Driveway Parking for Single-Family, Two-Family, or Rowhouse Dwellings:**

Parking located in the front or corner side yard area, including on driveways that comply with the Off-Street Parking Standards Manual, may be used to satisfy off-street parking requirements if the driveway leads to at least one parking stall located behind the front line of the principal building. This provision does not permit front yard parking where prohibited by applicable design standards.

**c. Parking in Excess of Minimum Yard Requirements:**

Parking stalls may be located within the front or corner side yard where they exceed the minimum yard requirement when:

- (1) The use is located in a zoning district identified in Chapter 21A.28 (Manufacturing Districts) or Chapter 21A.32 (Special Purpose Districts);
- (2) The parking is approved pursuant to Section 21A.44.090; or
- (3) The parking is otherwise authorized in the zoning district regulations.

**d. Parking for Uses Without a Principal Building:**

Parking for land uses that do not include a principal building shall be set back a minimum of 25 feet from the front or corner side lot line. This 25-foot setback shall be considered a landscaped yard and subject to the requirements of Chapter 21A.48 (Landscaping Standards).

**e. Conflicts with Underlying Zoning:**

If any provision of this section conflicts with the underlying zoning district regulations, the underlying zoning regulations shall take precedence.

**Amends Subsection 21A.44.060.A.16. as follows:**

16. Tandem Parking: Required parking spaces may be designed in a tandem configuration, provided that: a. No more than two parking spaces are arranged in tandem; and b. The tandem parking spaces remain unobstructed.