Zoning Ordinance Amendment
Shopping Center Parking

- No parking calculation specific to Shopping Centers.
- Current practice
  - If uses are known → parking is calculated for known uses.
  - If uses are not known → parking is calculated for retail stores, sales rooms, and similar mercantile establishments.
  - Applied to shopping centers with a combined floor area ≥ 10,000 sf.

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What does the ZO amendment do:

- Codifies current practice
- Clarifies permitted uses
- Provides parking calculation clarity for property owners, tenants, and developers
- Avoids having to recalculate parking when uses change over time

What the ZO amendment does not do:

- Does not expand the types of developments that qualify
- Does not change parking ratios

Section 10-3-24 Definitions

Shopping center: ~~Commercial~~ A development of more than one (1) ~~retail sales or service establishment~~ mercantile establishment; personal service establishment; restaurant; office; place of assembly for the purpose of entertainment or education; or house of worship. The uses must be located on a single parcel of common ownership attached by common walls, or if located in separate buildings, are interconnected by walkways, ~~and/or~~ access ways, or both, providing common parking facilities for all establishments, having multiple tenancy of a single or several large common structures, having a combined floor area of at least 10,000 square feet, and otherwise present the appearance of one continuous commercial area.

Section 10-3-25 Off-Street Parking

(17) Retail stores, sales rooms and similar mercantile establishments, shopping centers, and tobacco, smoke, or vape shops (applicable where no other specific retail standard is set forth): If ten thousand (10,000) square feet or less of gross floor area, one (1) parking space for each two hundred (200) square feet of gross floor area; if over ten thousand (10,000) square feet of gross floor area, one (1) parking space for each two hundred and fifty (250) square feet of gross floor area.

Recommendation

Staff and Planning Commission (7-0) recommend approval of the Zoning Ordinance amendment.