Burlington Planning Commission
Ordinance Committee
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Alexander Friend
Bruce Baker
Andy Montrol
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vacant

Burlington Planning Commission

Ordinance Committee

Thursday, June 7, 2018 @ 5:15 PM

Planning & Zoning Conference Room, Ground Floor, City Hall

AGENDA

1. Clarify/establish parking standards for (Table 8.1.8-1):
   a. Art Studios
   b. Small daycares/preschools

2. Allow for tandem parking per dwelling unit in multi-family buildings (Sec. 8.1.14)

3. Clarify or delete front yard parking provision of Sec. 8.1.12 (c)

4. Adjournment (6:15)

Next Meeting – August 2, 2018 (no meeting in July)

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Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
vacant, Zoning Clerk

TO: Planning Commission Ordinance Committee
FROM: Scott Gustin
DATE: June 7, 2018
RE: Parking Amendments

Table 8.1.8-1, Minimum Off-Street Parking Requirements:

Table 8.1.8-1, *Minimum Off-Street Parking Requirements*, specifies minimum parking standards for all uses included in *Appendix A – Use Table – All Zoning Districts* in the CDO. Appendix A identifies "Art Gallery/Studio" as a use as does Article 13: *Definitions*; however, Table 8.1.8-1 refers only to "Art Gallery." The proposed amendment is very simple. It changes "Art Gallery" in Table 8.1.8-1 to "Art Gallery/Studio."

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	**Shared Use Districts**	**Downtown Districts**
Art Gallery/Studio	3.3	2.5	1

During review of the zoning amendment establishing preschools as a separate use, the City Council Ordinance Committee noted the significant difference in parking requirements for small versus large daycares and preschools. The Committee specifically requested that the standards be reviewed and made consistent. The proposed amendment below applies the same parking standard for small versus large daycares. As the number of employees and children increases, the parking requirement increases proportionately. The amendment goes a step further and specifies only drop-off spaces for the per-5 children requirement to reflect typical parking demands associated with daycare and preschool uses.

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	**Shared Use Districts**	**Downtown Districts**
Daycare – Large (Over 20 children) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	2 drop-off
Daycare – Small (20 children or less) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	~~1~~ 2 drop-off
Preschool – Large (Over 20 children)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	~~1 plus 1 per 5 children~~ 2 drop-off

(per two (2) employees)			
Preschool – Small (20 children or less) (per two (2) employees)	1 plus 1 drop-off per 5 children	1 plus 1 drop-off per 5 children	~~1~~ 2 drop-off

Sec. 8.1.14, Stacked and Tandem Parking Restrictions:

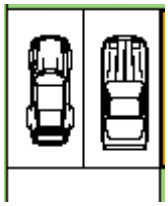
Sec. 8.1.14 specifies allowances for stacked and tandem parking arrangements. Criterion (a) addresses stacked parking and criterion (b) addresses tandem parking. Tandem parking is paired spaces, one behind the other (i.e. two in a row). Presently, tandem parking is allowed only for single detached dwelling units, accessory apartments, duplexes, and employee-only parking. Total onsite tandem spaces are limited to 4 spaces. The proposed amendment would enable tandem parking per dwelling unit for all residential uses. The limit of 4 tandem spaces would also be eliminated.

Sec. 8.1.14 Stacked and Tandem Parking Restrictions

Except as otherwise provided below, all parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without the moving of any other motor vehicle.

(a) Stacked or valet parking may be allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking.

(b) Tandem Parking may be allowed for ~~single family detached dwelling units, accessory apartments, duplex dwelling units,~~ all dwelling units (whether attached or detached). Each dwelling unit may have a pair of tandem parking spaces, but any pair of tandem parking spaces shall not serve more than one dwelling unit. ~~and~~ Tandem parking may also be allowed for dedicated employee-only parking signed as such. ~~In no case shall more than 4 parking spaces (2 pairs) in total be provided in tandem on any one lot.~~



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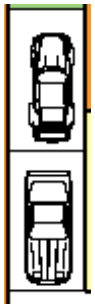
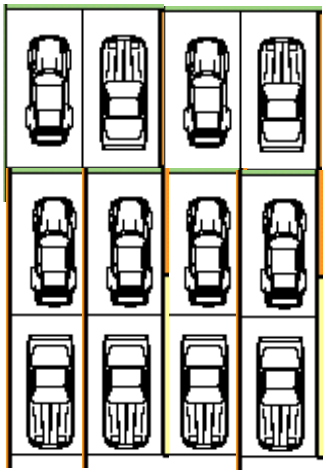


Tandem



Stacked

Sec. 8.1.12 (c) Front Yard Parking Restricted:

Sec. 8.1.12 (c) *Front Yard Parking Restricted* is intended to limit parking spaces within the front yard setback in all residential zones. The same language dates to the 1994 Zoning Ordinance. This provision has consistently been administered to prevent parking spaces within the front yard except for instances wherein the driveway or driveway and garage are long enough to contain at least one parking space outside of the front yard setback. In such instances, parking within the front yard setback is allowed because the driveway or driveway and garage are long enough to access at least one space outside of the front yard setback (i.e. "access drive"). More recently, the Development Review Board has ruled that all parking may be located within the front yard in residential zones so long as the driveway is 18' wide or less. The DRB found that the administration of Sec. 8.1.12 (c) does not match how it is actually written.

There are two options here: 1) Rewrite Sec. 8.1.12 (c) to more explicitly state its intention to prevent parking within the front yard in residential zones or 2) simply delete the provision. The decision to go with one option versus the other will be grounded in whether there is reason to continue with this restriction or to simply allow parking in residential driveways of 18' in width or less regardless of the front yard setback. Existing language is noted below.

Sec. 8.1.12 Limitations, Location, Use of Facilities

(a) Off-Site parking facilities:

As written.

(b) Downtown Street Level Setback:

As written.

(c) Front Yard Parking Restricted:

Required parking in all residential zoning districts shall not be located in a required front yard setback area abutting a public street, except alleys. This prohibition extends from the

edge of the public right-of-way into the required front yard setback for the entire width of the property with the exception of a single access drive no more than eighteen feet (18') or less in width. The provisions of this subsection shall not be applicable during such times as when the winter parking ban pursuant to Section 20-56 of the Code of Ordinances is in effect. Where parking is provided outside the front yard setback, but either partially or entirely between the principle structure and the street, such parking shall be screened to the extent practicable from view from the public street.

(d) Shared Parking in Neighborhood Parking Districts:

As written.

(e) Single Story Structures in Shared Use Districts:

As written.

(f) Joint Use of Facilities:

As written.

(g) Availability of Facilities:

As written.

(h) Compact Car Parking:

As written.

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Ordinance Committee Meeting Minutes

Thursday, June 7, 2018 @ 5:15 PM

Planning & Zoning Conference Room, Ground Floor, City Hall

Attendance

- **Committee Members:** Alexander Friend (AF), Leo Sprinzen (LS), Bruce Baker (BB),
- **Absent:** Andy Montroll (AM)
- **Public:** none
- **Staff:** Scott Gustin, Mary O'Neil (Planning & Zoning)

1. **Clarify/establish parking standards for (Table 8.1.8-1):**
    a. **Art Studios**
    b. **Small daycares/preschools**

2. **Allow for tandem parking per dwelling unit in multi-family buildings (Sec. 8.1.14)**

3. **Clarify or delete front yard parking provision of Sec. 8.1.12 (c)**

    Ordinance Committee members voted 3-0-0 to send along items 1 and 2 to the full Planning Commission as recommended by staff and to revise the language of Sec. 8.1.12 (c) to clarify its intent to prevent front yard parking in residential zones, also for consideration by the full Planning Commission.

4. **Adjournment**

    The Committee adjourned at 6:10 PM.