

*Final Draft – Code Framework*

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- 10.01. Flood Plain  
[TBD]

**Article 11. Definitions & Terms**

- 11.01 Description of Uses
- 11.02 Glossary of Architecture & Design Terms
- 11.03 Definitions

SECTION MAP & SUMMARY – ARTICLE 7 ACCESS & PARKING		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
<b>7.01 Intent &amp; Applicability</b>		
A. Intent	new	Added to set context, guide interpretation, and support discretion in all of the Access and Parking standards.
B. Applicability	16-84 Application	Revised to add more nuance and coordinate when upgraded standards would apply based on level of investment occurring on the site. This coordinates with the revised approach to non-conformances in Section 1.05.
<b>7.02 Access &amp; Circulation</b>		
A. Driveways	16-81 Off-street parking and street access surface improvement requirements. 16-87(a) and (b) Chapter 6 & 8 Standards & Specifications Manual (8.11)	This section roughly coordinates with some of the standards in the Standards & Specifications Manual – however, reflects 3 different things: (1) it attempts to reconcile some areas where there are conflicts in those standards; (2) adds some specificity where the standards are subjective, and bases more specific standards on the lot and building standards in the development code; and (3) allow flexibility based on guidance proved between various city documents that touch on lot and block access.
B. Sidewalks	new	Added to emphasize pedestrian access as an important part of site design with different sidewalk sizes based on the scale of sites and buildings (these replicate public sidewalk sizes based on street types in Section 3.01)
C. Alternative Compliance	new	Added to guide flexibility based on design objectives and specific criteria.
<b>7.03 Required Parking</b>		
A. Vehicle Parking Rates	16-82 Minimum off-street parking requirements	No substantive changes but expanded to have more nuance between different types of specific uses and for clarifications or additions to aid interpretation.
B. Maximum parking	new	Added to emphasize parking efficiency and reduce parking surfaces; added mitigating requirements for when uses are exceeding amount of required parking by significant amounts.
C. Parking Reductions	16-82(a) (downtown exemptions); others added. See also 16-85 for off-site parking and 16-86 for joint parking	Some reductions are existing and some new to add reductions for typical scenarios. This adds flexibility to get to the “optimal” parking requirement for any particular site.
D. Shared Parking	16-86 Joint parking facilities	Current section only allows joint facilities (location sharing) with no reductions do to peak time sharing. Added default shared parking as a starting point (based on ULI model), but allow different detailed parking studies to establish different shared parking arrangements
E. Bicycle Parking	16-87(e) Bicycle Parking	Revised to have more context- and use-appropriate standards; but also base parking requirement for common bicycle destinations in areas on access to bicycle transportation facilities (triggered based on city transportation plans/bicycle investments)
F. Accessible parking	16-88 Handicap Parking	Restates existing requirement in specific sub-section
<b>7.04 Parking Design</b>		
A. Paring Landscape Design Objectives	new (but see 16-81 and 16-87)	Added to guide interpretation and improve flexibility with specific design objectives and criteria; many similar objectives are scattered in existing Article IV, Parking and are phrased as vague or subjective performance criteria.
B. Location, Size, and Landscape Area	16-87(d) Off-street Parking space construction, landscaping and maintenance, Layout	This section includes specific standards for landscape and frontages landscape standards based on the size of the parking area and location of the parking area (see Article 8 for adjustments to the actual planting requirements). Smaller lots or lots located in the back likely have a reduced landscape requirement from current standards, and larger lots or lots in front likely have an increased standards.
C. Sidewalks		Added to emphasize internal sidewalks and circulation in coordination with 7.02.B. above. (particularly for larger sites)
D. Parking Dimensions	16-87(c) Parking Stall Dimensions	No substantive changes but updated to reflect more options and based standards on typical site plan criteria.

SECTION MAP & SUMMARY – ARTICLE 7 ACCESS & PARKING		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
E. General Design Standards	16-81 Off-street parking and street access surface improvement requirements	Reorganization of some of the remaining functional or construction-type standards associated with parking areas.
<b>7.05 Loading Areas</b>		
A. Loading Requirements B. Mixed Use Buildings or Districts	16-83 Off street Loading spaces	No substantive changes but added exceptions for specific contexts where loading areas not necessary, and added flexibility for alternatives approved in site plan.
<b>7.06 Alternative Compliance</b>		
A. Alternative Access & Parking Plans B. Deferral of Required Spaces	new	Added based on overall code approach to flexibility in site and building design process - guide flexibility based on design objectives and specific criteria