

Ordinance 2187: Minor Amendments to Approval Criteria for Hardship Reductions for Off-Street Parking Requirements

Sec. 21-7238 paragraph (3) is amended to require that a request meet two of five criteria for approval, as follows. The remainder of the section remains unchanged.

Sec. 21-7238. Minor Modifications Related to Off-Street Parking Requirements

- (3) Hardship Reductions. The director may reduce or waive up to 20 percent of the parking requirements, or a minimum of 1 space, for a new development, change in use, or expansion of structure, when criterion (a) and one additional of the following approval criteria are met:
 - (a) With the exception of housing for the elderly or disabled, the structure housing the use was designed and intended for nonresidential use; and
 - (b) The owner or developer substantiates that the provision of additional parking would entail severe hardship; or
 - (c) Expected automobile ownership or use patterns of employees, tenants, or other users varies from what is typical in the community or typical for the use; or
 - (d) The nature of operational aspects of the use warrants unique parking arrangements; ~~and~~ or
 - (e) Sufficient evidence is provided demonstrating how the unique circumstances of the proposed use(s) do not generate the traffic and/or parking demand met by normal code.