

City Council Workshop

Agenda Item #1

November 27, 2017

Zoning – Off Street Parking
Standards


As noted in the attached memo from Planning Director Tex Haeuser, a potential redevelopment project involving the Griffin Club has prompted a discussion about the proximity of parking spaces to non-residential buildings. Currently, non-residential facilities are able to count parking spaces they own or lease that are within 1,500-foot radius. They can only count public spaces that are within a 500-foot radius. The proposal up for discussion would increase this to 1,500 feet, which would apply city-wide.

Director Haeuser will be present at your meeting on Monday to further discuss this matter.



City Manager



To: Scott Morelli, City Manager
From: Tex Haeuser, Planning Director 
Cc: Joshua R. Reny, Assistant City Manager and Economic Development Director
Mary Perry, Administrative Assistant
Sally Daggett, Esq., Corporation Counsel
Matt LeConte, Code Enforcement Officer
Date: City Council Workshop of November 29, 2017
Re: **Proposed Zoning Amendment to Increase the Allowed Distance for Counting Public Parking toward the Non-Residential Off-Street Parking Requirement**

Overview

Stimulated by a potential Knightville redevelopment project (the Griffin Club) but applying city-wide, this proposed Zoning amendment would bring the maximum distance allowed for counting parking spaces in public parking facilities (toward the non-residential off-street parking requirement) in line with the distance allowed for private parking spaces.

Sec. 27-1556(e) allows off-site non-residential parking for private parking spaces under the same ownership or lease if the spaces are within 1,500 feet of the parcel being improved. However, the distance in Sec. 27-1556(f) for similarly being able to count spaces in municipal parking facilities at present is only 500 feet. The proposed amendment would increase the public parking distance to be the same as that for private spaces.

Comprehensive Plan

In general, the City's Comprehensive Plan promotes the concept of expanding the range within which people walk to places to do business or to get things done. The proposed amendment appears to be consistent with this policy.

Proposed Amendment

Sec. 27-1556. Off-street parking regulations.

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(f) Required off-street parking in all business and industrial zones may be substituted by municipal parking facilities, including public parking lots and garages and also on-street public parking spaces. Such substitution shall be shown to be representative of the off-street parking turnover or requirements of the particular business or industry in question and shall take into consideration the needs of other businesses with similar demands upon such public space. No such public parking spaces shall be considered as a substitute unless located within ~~five~~ fifteen hundred (~~500~~ 1,500) feet of the principal building as measured along lines of public access.



CITY OF SOUTH PORTLAND

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At Large
SUSAN J. HENDERSON

IN CITY COUNCIL

ORDINANCE # [REDACTED]-17/18

THE COUNCIL of the City of South Portland hereby ordains that Chapter 27, "Zoning," of the "Code of Ordinances of the City of South Portland, Maine," be and hereby is amended as follows (deletions are ~~struck through~~; additions are underlined):

CHAPTER 27

ZONING

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ARTICLE XV. STANDARDS

OFF-STREET LOADING AND PARKING STANDARDS

Sec. 27-1556. Off-street parking regulations.

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- (f) Required off-street parking in all business and industrial zones may be substituted by municipal parking facilities, including public parking lots and garages and also on-street public parking spaces. Such substitution shall be shown to be representative of the off-street parking turnover or requirements of the particular business or industry in question and shall take into consideration the needs of other businesses with similar demands upon such public space. No such public parking spaces shall be considered as a substitute unless located within ~~five~~ fifteen hundred (~~500~~ 1,500) feet of the principal building as measured along lines of public access.

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Fiscal Note: Less than \$1,000