

Neighborhood Main Street Mapping Project

Parking

In a P Zone, some parking requirements are lessened or waived in order to encourage businesses to locate in the area. For example:

| | Neighborhood Commercial (NC2 and NC3) | Neighborhood Commercial (NC2 and NC3) with a P Zone Overlay |
|--|---|--|
| Retail | No parking is required for the first 1,500 sq. ft., thereafter 1 space is required for each 500 sq. ft. | No parking is required for the first 5,000 sq. ft. of each business establishment; thereafter 1 space is required for each 500 sq. ft. |
| Therefore....A 5,000 square foot retail business | would need to provide 7 parking spaces. | would not be required to provide parking. |
| Restaurant | No parking is required for the first 1,500 sq. ft., thereafter 1 space is required for each 250 sq. ft. | Parking is waived for the first 2,500 sq. ft. up to a maximum waiver of 5,000 sq. ft., thereafter 1 space is required for each 250 sq. ft. |
| Therefore ... A 5,000 square foot restaurant | would need to provide 14 spaces | would need to provide 10 parking spaces and may have all parking waived by the Director of DPD after the following are taken into consideration: (1) Anticipated parking demand for the restaurant (2) The extent to which the parking waiver is likely to create or add significantly to spillover parking in adjacent residential areas; (3) The availability of shared parking within eight hundred (800) feet of the restaurant; and (4) Whether land is available for parking without demolishing an existing commercial structure, displacing a commercial use, or rezoning property to commercial. |

