

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT RELATING INDUSTRIAL PARKING STANDARDS

BACKGROUND:

The City of Ames applies minimum parking standards to a wide range of residential, commercial, and industrial uses within Section 29.406(2) of the Ames Municipal Code (Zoning Ordinance Excerpt Attachment A). As the City looks to expand its Industrial Use base, i.e. manufacturing use, it is appropriate to review our minimum parking standards in light of trends related to automated processes and potentially fewer employees per square foot of manufacturing space.

The current standards are based upon gross square footage of use, rather than the number of employees. This is an appropriate method overall, especially when considering speculative development and the goal of the City to support a diverse set of future users. However, we also want to be able to accommodate unique operational aspects of larger single-use businesses, such as Barilla, that could have much lower employee intensities.

Staff presented two options to Planning and Zoning Commission for its review and recommendation. One option was to allow for deferral of construction of required parking through a Site Development Plan review. The second option was to lower the required parking requirement overall. The Planning and Zoning Commission recommends, and staff supports, the following reduction in manufacturing parking rates.

Ames Municipal Code 29.406(2)

Industrial Service, Manufacturing and Production, Resource Production and Extraction 1 space/500 sf plus 1/space/company vehicle. For manufacturing uses exceeding 50,000 square feet, 1 space/1000 sq. ft.

ALTERNATIVES:

1. Approve on first reading a reduction to the parking requirements for manufacturing buildings greater than 50,000 square feet to a requirement of 1 space per 1,000 square feet of floor area.

This change is a reduction for manufacturing uses exceeding 50,000 sq. ft. from 1 space/500 sq. ft. to 1 space/1,000 sq. ft.

2. Provide a direction on an alternative parking standard.
3. Decline to proceed with an amendment to the parking standards for manufacturing uses.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change is intended to provide more flexibility in parking requirements for manufacturing uses that may have a wide variability in the number of employees involved in their industrial process. It should be noted that for office components of a facility, a higher parking standard would still apply, reflecting the higher employee counts for this type of space. Staff believes adequate flexibility exists for smaller operations with the current parking ratio, but larger plants would benefit from the reduced standard.

Therefore, it is the recommendation of the City Manager that City Council adopt Alternative #1 to reduce the parking standard for manufacturing buildings greater than 50,000 square feet to a standard of 1 space per 1,000 square feet of floor area.

Attachment A-Existing Standards

Sec. 29.406. OFF-STREET PARKING. (1) Applicability. The off-street parking requirements set forth in this Section apply to all off-street parking uses, whether required by this Ordinance or in excess of the requirements of this Ordinance; whether accessory to the principal use of a site, or operated as a commercial enterprise.

(2) Required Parking Spaces. Off-street parking spaces must be provided in accordance with the minimum requirements set forth in Table 29.406(2) below, for any new building constructed and for any new use established.

(a) The off-street parking space requirement for a use not specifically mentioned herein is the same as required for a use of similar nature.

(b) Whenever a building or use lawfully existing on the effective date of this Ordinance, May 1, 2000, is enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of 10% or more in the number of required parking spaces, such spaces shall be provided on the basis of such enlargement or change.

(c) The Planning Director may reduce required parking for non-residential uses by 10% in order to increase landscape area within parking lots that exceed 30 or more spaces. (Ord. 4312, 6-27-17; Ord. No. 4329, 12-12-17)

(d) The Planning Director may approve a reduction of up to three required parking stalls to accommodate a vehicular cross-access route to an adjoining property. (Ord. 4329, 12-12-17)

(e) The Planning Director may approve a reduction of required parking spaces for nonresidential uses that have adequate vehicle parking, at a ratio of one parking space for every six Qualified Bicycle Parking System spaces up to a maximum reduction of five spaces.

29.406(2) Industrial Parking Standards

Industrial Service, Manufacturing and Production, Resource Production and Extraction 1 space/500 sf plus 1/space/company vehicle.

Warehouse One (1) parking space per 5,000 sq.ft.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING PART OF SECTION 29.406(2) FOR INDUSTRIAL USES AND ENACTING A REPLACEMENT SECTION 29.406(2) FOR INDUSTRIAL USES THEREOF, FOR THE PURPOSE OF MODIFYING PARKING REQUIREMENTS FOR INDUSTRIAL USES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section as follows:

“Sec. 29.406. OFF-STREET PARKING.

...

(2) ...

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER	DOWNTOWN AND CAMPUS-TOWN SERVICE CENTER ZONES
...
INDUSTRIAL		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle For manufacturing uses exceeding 50,000 sf: 1 space/1,000 sf	NONE
Warehouses	One (1) parking space per 5,000 sf	NONE
...

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor