

ORDINANCE 2020 – 119 TC 434
TC-1(A)-20 PARKING REQUIREMENTS

AN ORDINANCE TO MODIFY PARKING REQUIREMENTS IN THE DX- AND TOD-ZONING DISTRICTS AND FOR MULTI-UNIT LIVING CITYWIDE

WHEREAS, the Unified Development Ordinance specifies parking requirements for certain uses; and

WHEREAS, parking requirements for residential uses increase the cost of housing, create an inequitable burden to residents without cars, and encourage additional driving; and

WHEREAS, parking requirements in downtown and areas with high levels of transit run counter to goals for increased transit usage and improved walkability; and

WHEREAS, parking requirements can lead to the creation of unnecessary parking spaces, increase carbon emissions, and other unintended consequences; and

WHEREAS, concerns about “spillover” parking can be addressed by residential parking permit districts;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

Section 1. Section 7.1.2.C of the Part 10 Raleigh Unified Development Ordinance, Parking Requirements by Use table, is hereby amended inserting the following underlined text and deleting the text shown with a strike-through:

Multi-unit living: 0-1 bedroom	1 space per unit + 1 space per 10 units for visitors
Multi-unit living: 2 bedrooms	2 spaces <u>1.5 spaces</u> per unit + 1 space per 10 units for visitors
Multi-unit living: 3 bedrooms	3 spaces <u>2 spaces</u> per unit + 1 space per 10 units for visitors
Multi-unit living: 4 bedrooms	4 spaces <u>2.5 spaces</u> per unit + 1 space per 10 units for visitors
Multi-unit living: 5+ bedrooms	4.5 spaces <u>3 spaces</u> per unit + 1 space per 10 units for visitors

Section 2. Section 7.1.2.D. of the Part 10 Raleigh Unified Development Ordinance, Maximum Surface Parking Provided, is hereby amended by inserting the following underlined text:

D. Maximum Surface Parking Provided

Except for single- and two-unit living, multi-unit living (townhouse building type only) and cottage courts, or for uses providing 10 or fewer surface parking spaces, when the surface parking provided to serve a use exceeds 150% of the required parking ratios as specified in Sec. 7.1.2.C., one of the following measures to mitigate the additional impervious surface must be utilized.

Section 3. Section 7.1.3.A., Specialized Vehicle Parking Requirements, Downtown District (DX-), is hereby amended by deleting all text and inserting text shown in underline:

1. General Requirements

- a. No vehicle parking spaces are required, however, no more than 2 on-site parking spaces per dwelling unit are allowed.

Section 4. Section 7.1.3.B.1. of the Part 10 Raleigh Unified Development Ordinance, Specialized Vehicle Parking Requirements, TOD Overlay District (TOD-), is hereby amended by inserting the following underlined text and deleting the text shown with a strike-through:

1. General Requirements

- a. ~~One~~ No parking space is required ~~per~~ for any dwelling unit, however, no more than 2 on-site parking spaces per dwelling unit are allowed.
- b. ~~No vehicle parking is required for the first 16 dwelling units.~~
- ~~e.~~ b. One parking space per 500 square feet is required for all nonresidential gross floor area or the minimum number of parking spaces set forth in Sec. 7.1.2.C., whichever is less.
- ~~d.~~ c. No vehicle parking is required for the first 10,000 square feet of ground story gross floor area that meets the ground story height and ground story transparency requirements for a mixed-use building (see Sec. 3.2.6.).
- ~~e.~~ d. Surface parking associated with a nonresidential use may not exceed 100% of the requirement enumerated in Sec. 7.1.2.C. Parking spaces provided in an underground or structured parking garage do not count toward the maximum number of spaces permitted.

Section 5. This text change has been reviewed by the Raleigh City Planning Commission.

Section 6. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 7. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 8. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar limit in N.C.G.S. §14-4(a) or similar limitations.

Section 9. This ordinance is effective 5 days after adoption.

ADOPTED: July 7, 2020

EFFECTIVE: July 12, 2020

DISTRIBUTION: Bowers, Crane, Walter, Holland, Wadell, Holmes, City Attorney DL; Puccini, Taylor, Hosey

Prepared by the Department of Planning and Development