

STAFF REPORT
June 25, 2009

No. 09OA004 - Ordinance Amendment to Amend the Off-street Parking Requirements to include Requirements for a Tire Sales and Service Facility by Amending Table 17.50.270 of the Rapid City Municipal Code

ITEM 13

GENERAL INFORMATION:

APPLICANT City of Rapid City

REQUEST **No. 09OA004 - Ordinance Amendment to Amend the Off-street Parking Requirements to include Requirements for a Tire Sales and Service Facility by Amending Table 17.50.270 of the Rapid City Municipal Code**

DATE OF APPLICATION 5/29/2009

REVIEWED BY Monica Heller / Not Assigned

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to Amend the Off-street Parking Requirements to include Requirements for a Tire Sales and Service Facility by Amending Table 17.50.270 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

On May 7, 2009, the Planning Commission authorized staff to advertise for a public hearing on an Ordinance Amendment to amend the Off-street Parking Requirements to include Requirements for a Tire Sales and Service Facility by Amending Table 17.50.270 of the Rapid City Municipal Code.

STAFF REVIEW:

During a recent review of an expansion to an existing tire sales and service facility, staff reviewed the City's current parking regulations. The closest category in the parking regulations is an auto repair without gas sales that requires a minimum of 10 parking spaces per 1,000 square feet of gross floor area. Staff reviewed the parking requirement from other communities for a tire sales and service facility, and found that four parking spaces per 1,000 square feet of gross floor area are typically required, with, the service bays counting as a parking space. Staff recommends that the Ordinance Amendment to Amend the Off-street Parking Requirements to include Requirements for a Tire Sales and Service Facility by Amending Table 17.50.270(D) of the Rapid City Municipal Code be approved as follows:

Table 17.50.270 (D)

**TABLE OF PARKING SPACES REQUIRED^a
(SFGFA-Square Feet Gross Floor Area)^c**

Land Use Building Type	Parking Spaces Required
Assembly/Banquet Hall	25.00 per 1,000 SFGFA

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Auto Repair With Gas Sales	13.00 per 1,000 SFGFA
Auto Repair Without Gas Sales	10.00 per 1,000 SFGFA
Auto Sales, New or Used	3.00 per 1,000 SFGFA
Auto Towing, Body Repair and Painting	4.00 per 1,000 SFGFA
Bank/Savings and Loan Office	4.30 per 1,000 SFGFA
Bank/Savings and Loan (With Drive-Up Teller)	4.00 per 1,000 SFGFA plus 03.00 per drive-through lane ^d
Carpet Store	2.60 per 1,000 SFGFA
Child Care	
Day Care Center	1.00 per full-time equivalent staff plus .1 per child and unloading zone ^c
Family Child Care	1.00 per nonresident full-time equivalent staff
Church/Synagogue	0.25 per each seat or 18" of linear bench
Cleaners, Retail	1.66 per 1,000 SFGFA
Cocktail Lounge/Nightclub/Tavern/Bar	10.00 per 1,000 SFGFA
Convenience Store With Gas Sales	11.50 per 1,000 SFGFA ^d
Convenience Store Without Gas Sales	7.50 per 1,000 SFGFA
Discount Store	4.45 per 1,000 SFGFA
Drive-through (specialty, film ATM, carwash)	3.00 per drive through lane ^d
Funeral Home	7.00 per 1,000 SFGFA
Furniture Store	2.60 per 1,000 SFGFA
Hardware Store/Home Center	3.20 per 1,000 SFGFA
High Technology Industrial Production Facilities	1.05 per 1,000 SFGFA
Hospital	2.00 per bed
Hotel/Motel	1.00 per room
Industrial Structures:	
Less than 100,000 SFGFA	2.10 per 1,000 SFGFA

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100,000 to 199,000 SFGFA	1.75 per 1,000 SFGFA
200,000 to 399,000 SFGFA	1.60 per 1,000 SFGFA
400,000 to 499,000 SFGFA	1.80 per 1,000 SFGFA
500,000 and greater SFGFA	2.00 per 1,000 SFGFA
Laundromat	5.00 per 1,000 SFGFA
Library	2.20 per 1,000 SFGFA
Liquor Store (off sale)	4.00 per 1,000 SFGFA
Lumberyard/Mart	1.60 per 1,000 SFGFA
Manufacturing	2.10 per 1,000 SFGFA
Manufacturing, Jewelry	10.00 per 1,000 SFGFA
Medical Clinic Office	4.00 per 1,000 SFGFA
Mobile Home Sales, New or Used	5.00 per site
Museum	3.30 per 1,000 SFGFA
Nursing Home	0.50 per room
Office	5.00 per 1,000 SFGFA
Office, Undivided Common Work Area	8.00 per 1,000 SFGFA
Pawnshop	4.00 per 1,000 SFGFA
Public Utility/Sewage Treatment	2.50 per 1,000 SFGFA
Recreational:	
Bowling Alley	5.50 per lane
Miniature Golf	2.00 per hole
Recreation Center	4.00 per 1,000 SFGFA
Recreation Fad	20.00 per 1,000 SFGFA
Roller/Ice Skating Rink	5.00 per 1,000 SFGFA
Sports Club/Health Spa	7.00 per 1,000 SFGFA
Sports Stadium, Auditorium	0.33 per seat or 18" linear bench
Swimming Club, Pool	1.00 per 150 square feet water area
Tennis/Racquet Club	0.40 per 1,000 SFGFA

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Residential Uses:	
Assisted Living Center Room	0.33 per unit
Assisted Living Center Suite	0.50 per unit
Apartment Complex	1.50 per dwelling unit
Condominium	2.00 per dwelling unit
Dormitory	1.00 per sleeping room
Duplex	2.00 per dwelling unit
Elderly Housing	0.50 per dwelling unit
Fraternity/Sorority	1.00 per member at maximum occupant load
Mobile Home Park	2.00 per unit
Single-Family/Duplex/Townhouse	2.00 per dwelling unit
Skilled Nursing Home	0.25 per unit plus 1 per shift employee
Restaurant, Drive-in	11.00 per 1,000 SFGFA plus 01.00 per serving stall
Restaurant, Fast Food	11.00 per 1,000 SFGFA plus 07.00 per drive-through lane ^d
Restaurant, Table Service	11.00 per 1,000 SFGFA
Retail Sales/Service	5.00 per 1,000 SFGFA
Schools	
Preschool	1.40 per employee/staff
Grade School	1.40 per employee/staff
Middle School	1.00 per employee/staff, plus 00.04 per student capacity
Senior High Schools	1.00 per employee/staff plus 00.33 per student capacity
Junior/Community/Tech College or University	0.50 per student capacity
Shopping Center I and Shopping Center II	4.50 per 1,000 SFGFA
Supermarket	5.00 per 1,000 SFGFA
Theaters	1.00 per 4 fixed seats
Used or Secondhand Sales	3.00 per 1,000 SF of display/storage area including

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	outside display
<u>Tire Sales and Service Facility</u>	<u>4.00 per 1,000 SFGFA, service bays shall count as a parking space</u>
Warehousing	0.25 per 1,000 SFGFA
Warehousing, Ministorage	30 feet of circulation aisle width immediately adjacent to area of building(s) with controlled access stalls or locker.
NOTES TO TABLE: ^a –Numbers include spaces required for employee and staff parking. ^b –Parking spaces used for customer and employee parking exclusive of automobile display area. ^c –Passenger unloading zones shall not conflict with parking stalls or aisles and shall have adequate ingress and egress. ^d –Stacking in drive-through lanes shall count as 1 space per 23 linear feet of striped stacking lane. Service windows or bays shall not be counted as stacking. ^e –Square footage shall be the total square footage of the combined usable floors as measured by outside building Dimensions. ^f –Automotive repair business indoor and outdoor vehicle storage or repair areas that are not accessible to the public are exempt from the aisle width and access requirements of this chapter. Proposed vehicle storage or repair areas must be designated on the lot site plan and building floor plan.	