



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL WORK SESSION
MONDAY, JUNE 21, 2021
5:15 PM AT CITY HALL**

The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/observe the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.

Call to Order by the Mayor

1. Downtown Zoning Ordinance.
(60 Minutes, Planning & Community Services Manager Karen Howard)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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MEMORANDUM***Planning & Community Services Division***

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: June 17, 2021
SUBJECT: Work Session – Downtown Character District parking requirements

At your June 7 work session, Council requested additional discussion of the parking requirements within the proposed Downtown Zoning Code. In preparation for this discussion, please find attached several PowerPoint slides that summarize the current parking requirements in the zoning code as compared to the proposed parking requirements in the new code. Staff and consultants will be prepared to answer questions about the parking requirements and the intent behind the proposed changes.

As noted previously, if a majority of Council is interested in considering a change to the draft code, staff and consultants will add the specific proposed amendment to a Council decision matrix and bring that back to you with explanatory notes for discussion and decision at a future work session. If a majority of Council is supportive of the Planning & Zoning Commission's recommended draft, we will move forward to the next step in the approval process, finalizing the draft and setting a date for a public hearing.

We look forward to working with Council over the next several months to move this important project forward to adoption.

City Council Work Session

June 21, 2021



Parking Requirements: Current (Section 26-220)

Item 1.

CBD Overlay Parking:

No parking required for principal commercial, professional office, or service business uses

Parking for secondary, incidental or accessory residential uses in the C-3 Commercial District is subject to review and approval by the planning and zoning commission and city council. In practice in recent years, a requirement of 1 space per bedroom has been applied with on-street parking counting toward visitor parking.

Dwellings – Citywide:

- Owner-occupied, single-unit – 2 spaces per unit.
- Renter-occupied, single-unit – 2 per unit + 1 space for each bedroom in excess of 2 bedrooms.
- 2 or more units – 2 spaces per unit + 1 space for each bedroom in each unit in excess of 2 bedrooms. 1 additional space for every 5 units in excess of 5 units for visitor parking.

Parking Requirements: Proposed (Section 26-196)

Item 1.

INTENT – some key points

- Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.
- Increase visibility and accessibility of publicly available parking.
- Most effective model to increase the parking supply for customers is shared publicly available parking, not parking that is “locked up” on private lots. Many cities are lowering or eliminating private, off-street parking requirements from their zoning ordinances and focusing instead on publicly available shared parking.

Parking Requirements: Proposed (Section 26-196)

Item 1.

General Urban, General Urban 2, and Storefront Frontages –

No Minimum Parking Requirement for the following:

Existing Parkade buildings (fronting Main Street between 1st Street and 6th Street) are exempt from any minimum parking requirements, regardless of use.

In addition:

- No parking requirement for:
 - ✓ ground floor commercial space;
 - ✓ the re-use or renovation of an existing structure, in addition to those on Main Street identified above, in which there is no gross floor area expansion and the use is non-residential.

Parking Requirements: Proposed (Section 26-196)

Item 1.

- *Key Concepts: Reserved vs. Shared Parking*

General Urban, General Urban 2, and Storefront Frontages –

Minimum Reserved Parking

- No minimum requirement for commercial or civic uses
- Residential in mixed-use or multi-unit buildings
 - ✓ .5/bedroom
- Residential in single-unit, 2-unit, or rowhouse
 - ✓ 1 per unit (owner-occupied)
 - ✓ 1 per unit + 1 per bedroom for 3 or more BRs (rental)

Parking Requirements: Proposed (Section 26-196)

Item 1.

- *Key Concepts: Reserved vs. Shared Parking*

General Urban, General Urban 2, and Storefront Frontages –

Minimum Shared Parking

Accessible to the public at least 12 hours/day and designated by appropriate signage and markings; on-site or within 600-ft walking distance

- Commercial upper stories
 - ✓ No minimum for <5000sf non-residential GFA
 - ✓ 1.25 spaces per 1000sf for \geq 5000 sf non-residential GFA
- Residential in mixed-use or multi-unit buildings
 - ✓ .25/bedroom

Parking Requirements: Proposed (Section 26-196)

Item 1.

- *Key Concepts: Reserved vs. Shared Parking*

Neighborhood Frontages –

Minimum Reserved Parking

- Residential in multi-unit buildings
 - ✓ .75/bedroom
- Residential in single-unit, 2-unit, rowhouse, or cottage court
 - ✓ 1 per unit (owner-occupied)
 - ✓ 1 per unit + 1 per bedroom for 3 or more BRs (rental)
- 1 per 300sf for non-residential uses

Minimum Shared Parking

- Residential in multi-unit buildings
 - ✓ .25/bedroom