



Yes, there is Life after Parking Reductions

Ted Knowlton, North Salt Lake City Council/ WFRC
Mark Shepherd, Mayor of Clearfield
Nick Norris, Salt Lake City Planning

Panelists



Ted Knowlton
North Salt Lake/
WFRC



Mayor Shepherd
Clearfield



Nick Norris
Salt Lake City Planning

Panelists



Ted Knowlton

The spillover parking
dilemma



Mayor Shepherd

The Clearfield
experience



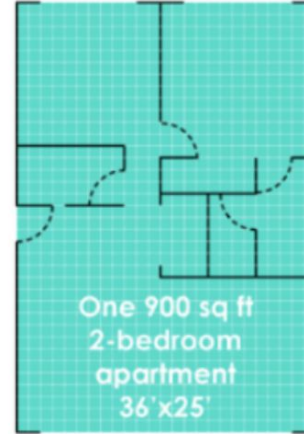
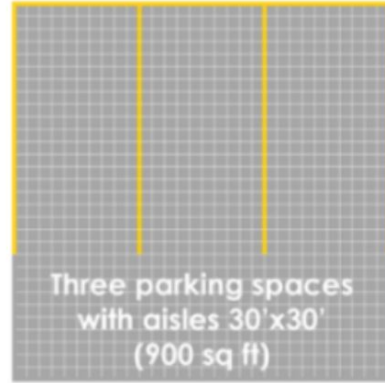
Nick Norris

The Salt Lake City
experience



Parking is a big deal.

Three spaces could be



or



Parking is a big deal.

Tenants

- Each parking space increases residential rent by about 12%
- Parking increases commercial tenant rates by about 17%

Neighbors



Another parking flare-up in latest test of 9th and 9th's willingness to urbanize

[Taylor Anderson](#) on May 1, 2019



Parking is shaped by codes

15-3-6 Parking Ratio Requirements For Specific Land Use Categories

A. **RESIDENTIAL USES.** Off-Street parking shall be provided for each land Use as listed in this section, in the Parking Ratio Requirements tables. When applying the tables, the parking requirements stated for each Use, or combination of Uses, applies to each Dwelling Unit within the Structure. Specific Uses, and the related parking ratio requirements are also shown below. Also refer to 15-15 Definitions for clarification of Uses.

RESIDENTIAL PARKING RATIO REQUIREMENTS		PARKING RATIO (NUMBER SPACES)
USE		1 per bedroom
Accessory Apartment		1 per bedroom
Lockout Unit in Single Family and Duplex Dwellings		2 per Dwelling Unit
Single Family Dwelling		2 per Dwelling Unit (4 total)
Duplex Dwelling		2 per Dwelling Unit (6 total)
Triplex Dwelling		1 per Dwelling Unit
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 sf floor Area	1.5 per Dwelling Unit
	Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	2 per Dwelling Unit
	Apartment/Condominium 2,000 sf floor Area or greater	1 per 200 sf floor Area devoted to accommodations
Dormitory		1 per 2 beds; and 1 per manager's unit
Boarding House, Hostel		1 per bedroom in addition to requirements for primary residence
Secondary Living Quarters		1 per Unit
Guest House		Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Engineering, and Building Department
Nightly Rental		

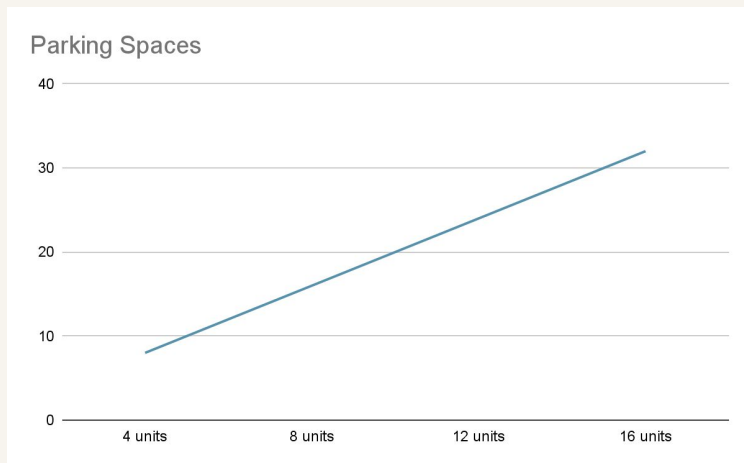
B. **NON-RESIDENTIAL USES.** In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses.

NON-RESIDENTIAL PARKING RATIO REQUIREMENTS
USES

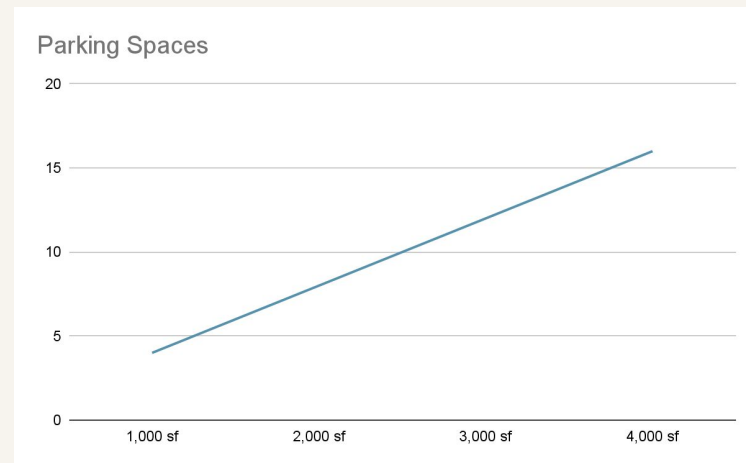
PARKING RATIO REQUIREMENTS (NUMBER SPACES)
--

Parking requirements often conveyed as ratios

Multi-unit residential:
2 spaces per dwelling
(2 or 3 bedroom + unit)



Commercial Retail:
1 space per 250 s.f. of floor area



Is your parking “one-size fits all”?

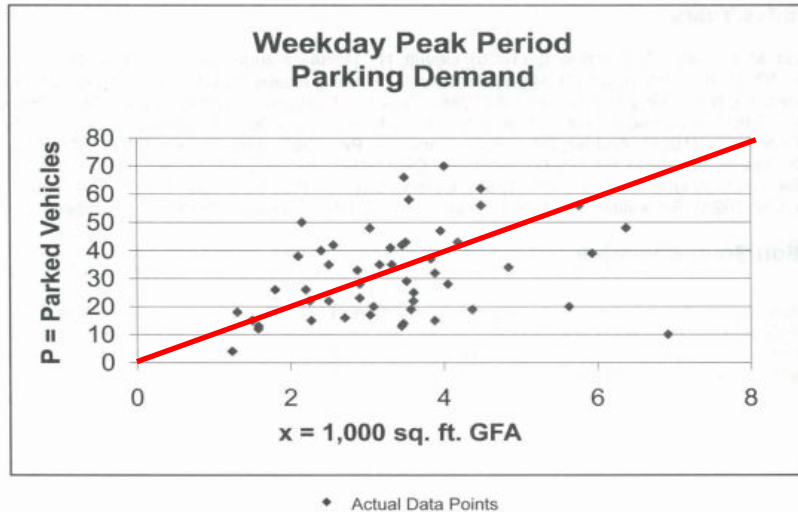
Do we allow people and businesses to choose how to provide for parking?

1. How much do I need?
2. How much do I want to pay for?
3. In which part of town do I want to locate?



Parking ratios establish a one-size fits all that misfits many

**Fast Food Restaurant with Drive-In Window
(Land Use 836)**
Peak Parking Spaces Occupied vs:
1,000 Gross Square Feet Leasable Area
On a: weekday



Neighbors at odds over street parking

Jul 21, 2021 Updated Sep 28, 2023 1 4 min to read



Vehicles are parked along the curb on Fisher Street in Oak Forest.

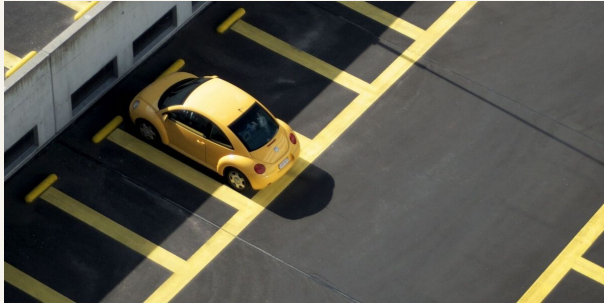
Contributed photo

What to do about spillover parking?

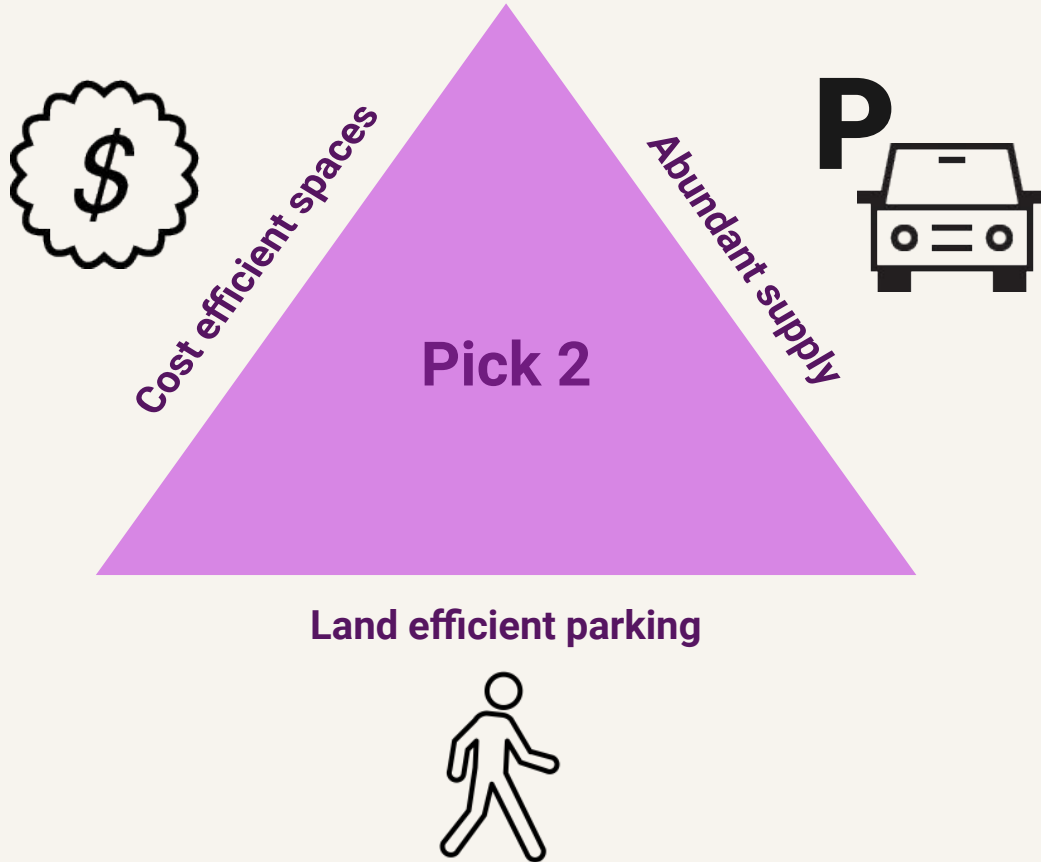
Increase supply

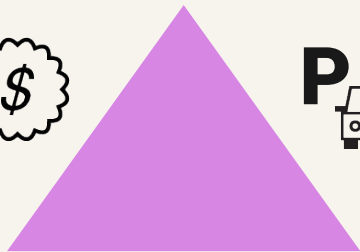


manage supply



The **Almost** Impossible Trinity



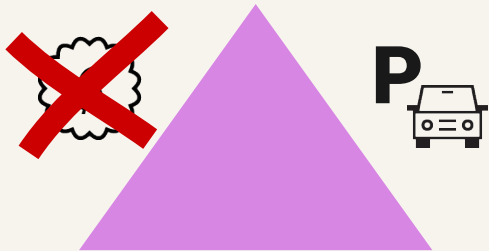


P



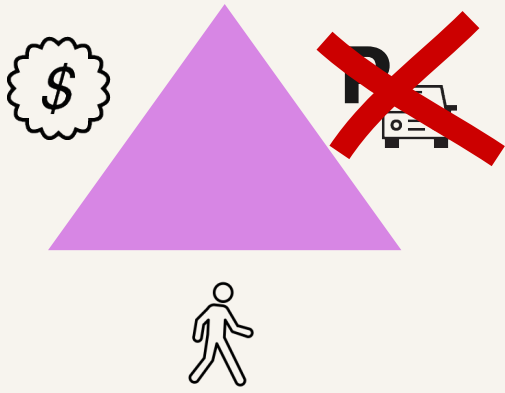
Lots of land





Lots of expense





Not an abundance of supply



Affordability is a critical tradeoff



North Salt Lake

One-car garage (down from two)
+/- \$35,000 savings

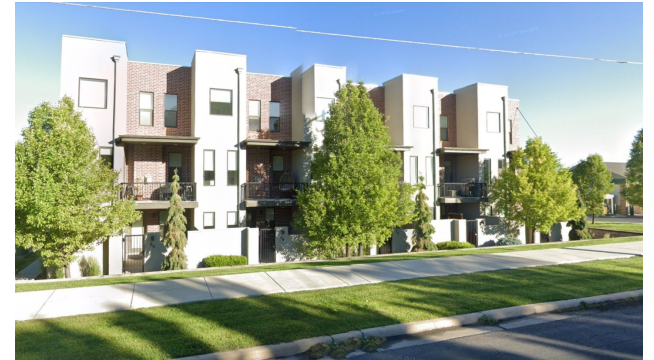
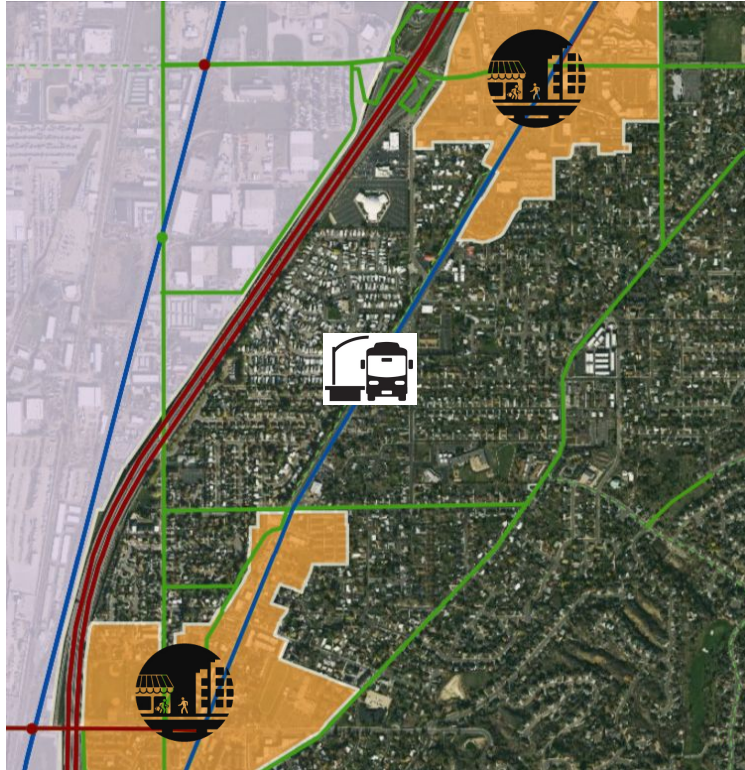


Centerville

Carports without garages
+/- \$50,000 additional reduced cost

Residents choose the housing / parking combination that meets their needs

New housing along Highway 89 in North Salt Lake



Panelists



Mayor Shepherd
Clearfield

2012 Clearfield City Center




2022 Clearfield City Center

Clearfield Junction


←

65 UT-126

Clearfield, Utah

 Google Street View

Nov 2022 [See more dates](#)



⋮



Table 1: Summary of Recommended Parking Requirements Based on Data Collection

Zoning Area	Land Use	Existing Requirement	Recommended Minimum Requirements
Citywide Zoning Code	Multifamily Residential ¹	- 2.125 spaces per unit.	- 1 space per single bedroom unit. - 2 spaces per two-bedroom unit. - 2.5 spaces per three-bedroom and larger units.
	Distribution	- 2 spaces for each 1,000 square feet of gross floor area or fraction thereof. This shall not apply to floor areas used exclusively for storage.	- 1 passenger vehicle stall per 1,000 sq. ft. of gross floor area. This shall not apply to floor areas used exclusively for storage. - Truck and trailer storage spaces should be provided on a case-by-case basis as determined by a study coordinated with Clearfield staff.
	General Industrial	- 2 spaces for each 1,000 square feet of gross floor area or fraction thereof. This shall not apply to floor areas used exclusively for storage.	- 0.5 passenger vehicle parking stalls per 1,000 sq. ft. of gross floor area. This shall not apply to floor areas used exclusively for storage. - Truck and trailer storage spaces should be provided on a case-by-case basis as determined by a study coordinated with Clearfield staff.
	Restaurant	- 1 space for each 100 square feet of floor area or fraction thereof.	- 10 stalls per 1,000 sq. ft. - Alternatively, provide 0.5 stalls per seat.
	Fast Food	- 20 spaces for each 1,000 square feet of enclosed eating space or a fraction thereof.	- 5 spaces per 1,000 sq. ft. - Alternatively, provide 0.33 stalls per seat.
Form Based Code	Multifamily Residential ¹	- 1.15 space per single bedroom unit. - 1.725 spaces per two-bedroom unit. - 2.3 spaces per three-bedroom and larger units.	- 0.75 spaces per bedroom, up to 2.25 spaces per three-bedroom and larger units.
	Restaurant	- 7 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof	- 7 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof (maintain current standard).
	Fast Food	- 7 spaces for each 1,000 square feet of sales and enclosed eating space or fraction thereof	- 6 spaces per 1,000 sq. ft., with a minimum of 8 total stalls. - Alternatively, provide 0.33 stalls per seat with a minimum of 8 total stalls.

1. Residential parking rates in this table include the ratio needed for visitor parking. No additional parking is required for visitors beyond the proposed rates.

Shared Parking Requirements

Q. How should parking requirements be adjusted for developments that allow for shared parking?

Recommendations:

- Slight modifications of the table in the Form Based code:

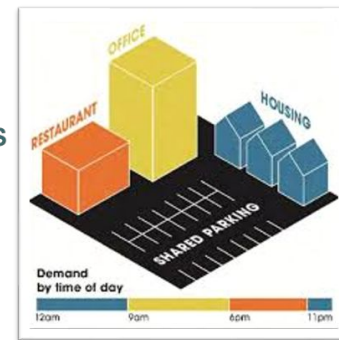


Table 9.2 (2) Shared Parking Percentages

Use	Weekdays			Weekends		
	Midnight- 7:00 am	7:00 am- 6:00 pm	6:00 pm- Midnight	Midnight- 7:00 am	7:00 am- 6:00 pm	6:00 pm- Midnight
Residential (Non-Lodging)	100%	60%	80%	100%	80%	80%
Lodging	100%	65%	100%	100%	65%	100%
Retail & Service (General)	5%	100%	80%	5%	100%	60%
Restaurants, Taverns	50%	70%	100%	70%	60%	100%
Theaters & Entertainment	5%	30%	100%	5%	60%	100%
Civic, Office	5%	100%	5%	5%	5%	5%
Churches & Place of Worship	0%	30%	50%	0%	100%	75%
Crafts Industries	5%	100%	10%	5%	50%	10%

Panelists



Nick Norris

Salt Lake City Planning

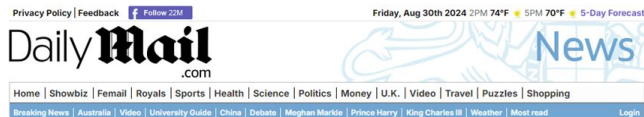
SLC Issues

Parking still a top complaint in SLC

- Too many cars on the street
- Not enough parking in new development
- Cars parking in front of my house
- Two cars cannot pass each other on my street
- Fire trucks cannot get through



How garages are being used



End of road for the garage? Half of Britain's motorists now use theirs to store household clutter with average holding £1,650 of 'stuff'

- Garages across the nation hold a total of £7.6 billion-worth of possessions
- One in ten who don't use it for their car have turned it into an extra room
- Fifth of those who park a car in a garage say there's barely enough space

By RAY MASSEY FOR THE DAILY MAIL

PUBLISHED: 19:55 EDT, 28 May 2014 | UPDATED: 05:14 EDT, 29 May 2014

Of 1,500 North American respondents to a Garage Living poll, 20% said they were unable to park in their garage. A Sparefoot survey of 1,000 Americans found that 47% of them admitted to encountering problems with being able to park in their garage. And another UCLA study of 32 Los Angeles-area families found that 75% of them didn't use their garages for parking.

<https://www.garageliving.com/blog/home-garage-stats>



Home » Research » Housing + Cities » Series » The Costs of Parking Mandates » [One in Three Garages Has No Car in It](#)

ONE IN THREE GARAGES HAS NO CAR IN IT

You can build it, but they won't park there.

And why would they? The government constructs, maintains and distributes free car storage space along the curb in front of almost every house.

PARKING IN SLC

No minimum parking required in Downtown

No minimum parking near rail transit

- 28 rail stations in SLC
- 6 more within ½ mile radius

Land Use	Minimum Parking Requirement			
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SBD, CB, CN, R MU 35, R MU 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R MU, MU-3
Manufactured home	2 spaces per DU	1 space per DU		No Minimum
Mobile home				
Single-family (attached)				
Single-family (detached)				
Single-family cottage development building form	1 space per DU			
Twin home	2 spaces per DU	1 space per DU		No Minimum
Two-family				
Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1+ bedrooms: 1 space per DU	Studio: No Minimum 1 bedroom: 0.5 space per DU	No Minimum

Changing America

Shared Destiny. Shared Responsibility.

Respect Sustainability Resilience Enrichment Video Well-Being Opinion Who We Are

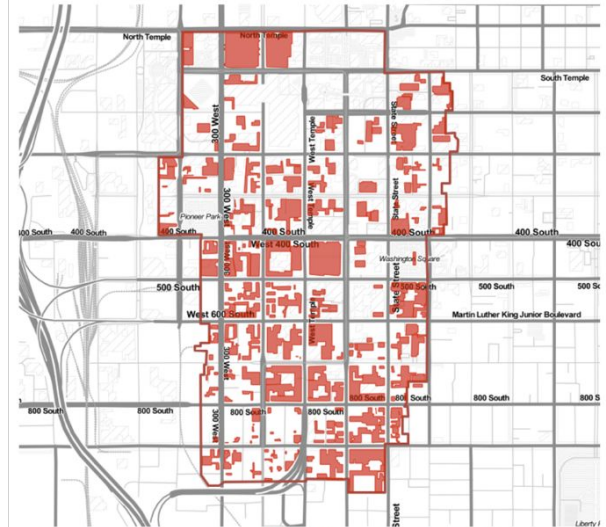
Resilience > Smart Cities

Paved paradise: Maps show how much of US cities are parking lots

"Cities with high parking have ample land that could be devoted to building walkable neighborhoods, vibrant parks, or office districts."

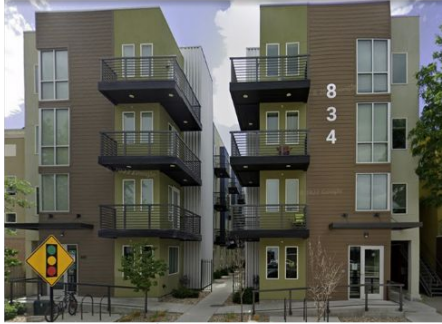
By Derrick Fox and Alex Martichoux | Aug. 31, 2023

Take a look at Salt Lake City, for example. About 29% of downtown is highlighted red, which represents an area that is a designated parking lot. The city even has a few parking structures that span entire blocks.



A map highlights designated parking spaces in downtown Salt Lake City (Courtesy Thomas Carpenito / Parking Reform Network)

WHAT IS BEING BUILT?



Apartments
ADA parking only



Detached homes
1 stall per home, on alley



Apartment
Around 1 stall per dwelling



No parking, uses shared garage
High rise office and theater

REDUCED PARKING IN OTHER AREAS



Mixed Use
1 stall per dwelling



Commercial
1 stall/ 250 sq ft

WHAT ARE THE IMPACTS?

Increased demand for on street parking

- In areas where no one used to park



MANAGING IMPACTS (AND EXPECTATIONS)

Development Regulations

- Driveway location standards
- Accessory structure regulations
- Garage requirements
- Realistic setbacks for parking
- Right size minimums



MANAGING IMPACTS (AND EXPECTATIONS)

Curb Management

- Paint
- Signs
- Parking permits
- Parking meters



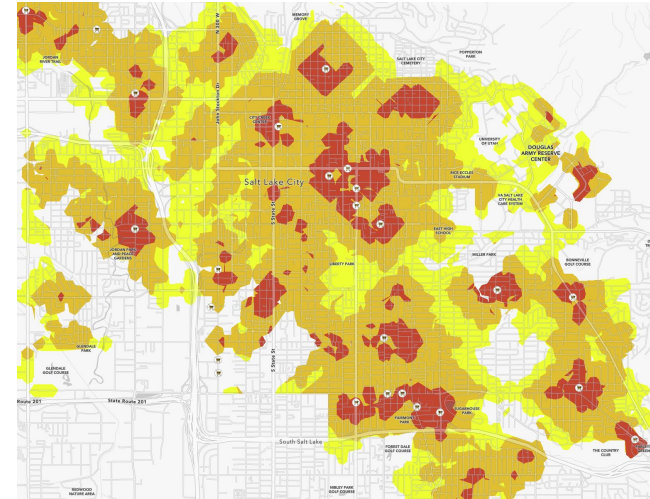
Physical changes to get people out of their cars



Mixed use zoning near amenities like parks.



Invest in safe people first infrastructure



Most walkable areas of SLC are near grocery stores

Yes, fire trucks can still respond





Yes, there is Life after Parking Reductions

Ted Knowlton, North Salt Lake City Council/ WFRC
Mark Shepherd, Mayor of Clearfield
Nick Norris, Salt Lake City Planning