

Amendment 2 to Council Bill 54-2016

BY: Mary Kay Sigaty

**Legislative Day No: 17
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Amendment No. 2

1 *(This amendment would require that developers in Downtown Columbia participate in the park*
2 *once environment that was envisioned in the Downtown Columbia Plan.)*

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6 On page 1, in line 23, strike “133.0.F.3. Table I” and substitute “133.0.B and F.”.

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8 On page 4, immediately following line 27, insert the following:

9 “B. Layout and Location

10 1. Off-street parking and loading facilities required by these Regulations shall be
11 provided on the same lot with such structure or land use, unless parking is provided
12 on a different lot in accordance with this section.

13 2. Off-street parking and loading spaces required for structures or land uses on two or
14 more adjoining lots may be provided in a single common facility on one or more of
15 said lots; provided said lots are in the same zoning district and are owned in
16 common, or are subject to recorded covenants or easements for parking. For purposes
17 of this section, lots which are divided by a public street right-of-way are not deemed
18 to be adjoining.

19 3. The location of parking for multifamily residences shall be in accordance with
20 Section 16.120(b) of the Subdivision and Land Development Regulations.

21 4. Required minimum parking may be provided on a separate lot from the principal use
22 if:

23 a. For residential uses, the location and distribution of parking spaces complies with the
24 Subdivision and Land Development Regulations;

- 1 b. For nonresidential uses, the major point of pedestrian access to the parking facility is
2 within 400 feet of the entrance to the building. This requirement does not apply to
3 Downtown Revitalization;
- 4 c. The parking facility is within a zoning district in which the use being served by the
5 parking facility is permitted;
- 6 d. The parking facility is not separated from the use being served by a public street. This
7 requirement does not apply to Downtown Revitalization;
- 8 e. The parking facility is subject to recorded covenants or easements for parking, or
9 other proof is provided that the continued use of the parking area is guaranteed
10 throughout the life of the land use.

11 5. IN DOWNTOWN COLUMBIA: COLUMBIA, NO MORE THAN 10% OF THE REQUIRED OFF-STREET
12 PARKING SHALL BE SATISFIED WITH SURFACE PARKING. HOWEVER, THE PLANNING
13 BOARD MAY APPROVE EXCEPTIONS FOR TEMPORARY PARKING AS PART OF A PHASED
14 DEVELOPMENT PLAN. THE PLANNING BOARD MAY APPROVE EXTENSIONS UPON
15 SUBMISSION OF A REVISED PHASING PLAN.

16 A. NO MORE THAN 10% OF THE REQUIRED OFF-STREET PARKING SHALL BE
17 SATISFIED WITH SURFACE PARKING; AND

18 B. NO MORE THAN 10% OF ALL REQUIRED OFF-STREET PARKING FOR NON-
19 RESIDENTIAL USES SHALL BE RESERVED FOR SPECIFIC TENANTS.”.

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