



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: ALYSSA LINVILLE**

Hearing Date October 23, 2023

Case Number: ZONE-41775-2023

Project Description: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, to update provisions related to off-street parking.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to amend Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, to update provisions related to off-street parking.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-41775-2023 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, to update provisions related to off-street parking.

Staff Analysis: This text amendment updates the existing off-street parking regulations to reduce the number of required parking spaces for certain uses, updates the section on permitted reductions for special circumstances, clarifies language and provisions related to shared parking, formalizes allowances for compact parking, and updates language related to the parking of vehicles and recreational vehicles within the front yard setback of residentially zoned properties.

The goal of the text amendment is to provide adequate parking while limiting excessive, unnecessary parking spaces. Land within the City is a finite resource that can be put to a more productive use than parking. With the cost of one surface parking space exceeding \$5,000, reducing parking also serves to reduce the cost of development. Fewer parking spaces also allow for a more walkable environment and reduce the impacts of the urban heat island effect.

Below is a more detailed description of each proposed amendment:

1. **Paving materials:** In an effort to reduce pavement requirements within residential districts, the proposed amendment identifies the use of rock or gravel for certain primary and secondary parking areas. Additionally, the proposed amendment formalizes provisions for utilizing ribbon driveways for single and two-family residential developments.
2. **Shared parking:** The proposed amendment attempts to simplify and encourage the use of shared parking agreements when mixed use developments support such a design.
3. **Parking space dimensions:** This component of the amendment will locate parking stall dimensions into one singular location of the code, as well as identify provisions for compact parking and parking space overhangs.
4. **Parking in residential districts:** The code currently permits 40% of the front yard setback to be utilized for parking. The proposed amendment will

increase this amount to 60%, which has proven to be a more feasible and realistic parking need within our community.

5. **Recreational vehicle parking:** The proposed amendment will limit the number of recreational vehicles permitted to park within the front yard setback to one. Any additional vehicles will need to be parked and/or stored beyond the front yard setback.
6. **Parking spaces required:** The proposed reductions in the parking requirements are based on national standards as well as recent development trends specific to our community and communities across Arizona. Parking reductions identified within this amendment include, but are not limited to, restaurants, education facilities, hotels, medical offices, general offices, and multiple-dwelling units.
7. **Redevelopment areas:** The proposed amendment makes several changes to ease barriers to development in the infill area, which is defined as those areas designated in the Redevelopment Element of the General Plan. For these specific areas, the amendment allows on-street parking to be counted towards 50% of the parking requirement for single, two-family and three-family dwellings, and allows a 20% percent reduction of the total parking requirement for non-residential uses.

Public outreach was a major component throughout this process. During the initial drafting of the update, staff met with several local designers to seek input and suggestions on how to better reflect the parking needs of our community. Then, once a draft was complete, the draft was provided to the development community for further review and comments. Overall, the feedback has been positive; all were excited to see such an inclusive approach to the update and were appreciative of the opportunity to review and provide feedback of the proposed amendment.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. The proposed amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

No. The proposed amendment will merely change certain parking requirements for particular uses, but will have no impact on the range of uses permitted within the zoning code.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes. The proposed amendment will modify certain development standards of the parking requirements within the zoning code.

5. What are the potential impacts of the proposed amendment?

No negative impacts have been identified with the proposed text amendment.

Potential positive impacts include:

- Reduce costs associated with commercial development
- Reduce urban heat island effect
- Free land for additional development opportunity

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?
Yes.
7. Does the proposed amendment conform to prior City Council actions regarding this issue?
Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

Attachments:

| A | B |
|------------|---------------------|
| Draft Text | Agency Notification |

Prepared By: *Alyssa Linville*

Date: October 12, 2023

Alyssa Linville, Director of Planning and
Neighborhood Services

Alyssa.Linville@yumaaz.gov

(928) 373-5000, ext.
3037

Approved By: *Jennifer L. Albers*
Jennifer L. Albers,
Assistant Director of Planning

Date: 10/12/23

ATTACHMENT A
DRAFT TEXT

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 2, Subsection C be amended to insert the bolded text:

- (C) *Paving; materials.* All off-street parking spaces, parking lots, access ways, and loading areas shall be paved with a durable, dust-free surface of masonry; portland cement concrete, asphalted concrete or other durable, hard-faced material, except residential uses in the agriculture, or suburban ranch, **Low Density Residential (R-1-40), or the Residential Estate (RE-35)** zoning districts where **alternative paving materials, such as rock, gravel or ABC** may be used. **Secondary driveways in residential districts may also utilize gravel or rock.**

Alternative paving materials.

- (1) **The rock or gravel may not be smaller than one-quarter inch and no larger than three-quarter inch.**
- (2) **The depth of the gravel shall be three inches.**
- (3) **The gravel driveway must be contained within a permanent border deep enough to maintain required gravel depth.**

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 2, Subsection E be amended to insert the bolded text and delete the strike through text:

- (E) ~~*Joint usage of Shared parking.*~~ **Shared parking may be applied to mixed use developments or two (2) or more nonresidential uses in which the uses operate at different peak times from one another.** ~~The joint use of a parking lot for two or more buildings or mixed uses may be permitted provided that:~~

- ~~(1) The total number of spaces used together is not less than the sum required for various buildings or uses if computed separately;~~
- ~~(2) The lot is in the same zoning district, or in a district that permits as a principal use the activity for which the parking is provided; and~~
- ~~(3) A legal agreement prepared by and between users is filed with the Department of Development Services and the County Recorder.~~

Shared parking shall be subject to the review and approval of the Director of the Department of Planning and Neighborhood Services. An application for shared parking shall conform to the following standards:

- (1) **A narrative statement shall be supplied explaining how shared parking will be managed. This narrative must explain the proposed hours of operation for each use on site;**
- (2) **Floor plans and a parking count analysis shall be included, and the analysis will illustrate parking needs without a shared use and with a shared use plan; and**

(3) **Completion of a recorded agreement between business and/or property owners, and the City of Yuma.**

SECTION 3: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 2, Subsection F be amended to insert the bolded text and delete the strike through text:

- (F) *Parking spaces for ~~the disabled~~ **people with disabilities**.* In accordance with the current Americans with Disabilities Act (ADA) standards, parking for **people with disabilities** ~~disabled persons~~ shall be provided in all public places in convenient locations and reserved for **people with disabilities** ~~the disabled~~. A ramp shall be provided if there is a change of level from the parking lot to the adjoining walk or building. Said spaces and ramps shall further conform to the provisions of A.R.S. § 41-1492.

SECTION 4: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 3, Subsection A be amended to insert the bolded text and delete the strike through text:

(A) *Design standards.*

- (1) *Site plan.* A site plan for any proposed parking lot for five or more required spaces shall be submitted to the ~~Department of Development Services~~ **Department of Planning and Neighborhood Services** for review and approval at the time of application for a building permit for the building to which the parking is accessory, or at such time any land is to be used for a parking lot.
- (2) *Minimum parking lot ~~lot~~ **space** dimensions.* All parking ~~lots~~ **spaces** shall conform to the following minimum parking lot dimensions: ~~where a minimum stall length of 19 feet may be used. In addition, a minimum stall width of nine feet may be used for employee parking, provided said parking shall be clearly designated by pavement marking, signs or other method. A stall width not less than nine feet six inches may be used to meet the parking requirements for office buildings. All other uses shall have a minimum stall width of ten feet.~~
- (a) **Minimum space length: 19 feet;**
 - (b) **Minimum space width: 10 feet, except for employee parking which can be 9 feet when clearly identified (pavement marking, signs, or other method);**
 - (c) **Compact parking: 16 feet by 9 feet. Compact parking may be utilized in commercial and high-density residential zoning districts where there are 10 or more parking spaces. Up to 20% of proposed parking may be compact. Compact parking must be clearly identified (pavement markings, signs, or other method);**
 - (d) **Parking space overhang: Parking space dimensions can utilize an overhang of up to 24 inches when located adjacent to an internal walkway/sidewalk or a landscape area provided that:**
 - i. **The overhang does not interfere with the base of any structure, raised planter, seating bench, fence, utility equipment, light pole or base, or the trunk of a tree; and**

- ii. **The unobstructed width of the walkway/sidewalk, exclusive of the 24-inch overhang, is not less than 3 feet.**
 - (e) **Single-family residential parking shall provide parking space dimensions each measuring 10 feet in width by 20 feet in depth.**
- (3) ~~Site plan. The scale of the site plan shall contain not more than 50 feet to the inch.~~ The site plan shall be drawn according to the following requirements and shall show these items detailed herein:
 - (a) Zoning, setbacks and statement of use;
 - (b) North arrow and scale;
 - (c) All adjacent streets, alleys, sidewalks and curbs, with dimensions;
 - (d) Ownership of the parcel being developed;
 - (e) Use, total floor area and location of each existing and proposed structure;
 - (f) Complete dimensions of parking lot;
 - (g) Grading and drainage plan of parking lot;
 - (h) Landscaping, walls, ~~lighting~~ and irrigation system;
 - (i) **Lighting, including a parking lot light coverage plan;**
 - (ij) Type and thickness surface and base of parking;
 - (jk) **If applicable, N**number of employees in proposed business;
 - (kl) If public assembly, number of seats and/or occupant capacity; and
 - (~~lm~~) If applicable, the number of rooms or beds.
- (4) *Entrance and exit driveways.* Separate entrances and exit driveways shall be so located as to minimize traffic congestion on the site and in the public street. Said entrances and exits may be combined in a single driveway where adequate safeguards are provided to minimize congestion and to protect pedestrian and vehicular traffic upon the approval of traffic flow plans on the site and in the public street by the Department of ~~Public Safety and Engineering Division~~.

SECTION 5: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 3, Subsection B (3) be amended to insert the bolded text and delete the strike through text:

- (3) Parking stalls shall be clearly indicated by a four-inch stripe of white traffic paint or other method approved by the ~~Engineering Division~~ **Department of Engineering**;

SECTION 6: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 3, Subsection B (6) be amended to insert the bolded text and delete the strike through text:

- (6) Lighting standards shall be placed so as to reflect the light away from the adjacent areas, and so as not to interfere with traffic movement or control. Illumination of parking area shall be required for all parking areas with ~~four~~ **five** or more parking spaces. Open parking lots shall ~~be illuminated~~ **illuminate parking stalls** with a minimum of one maintained footcandle of light on the parking surface and seven feet vertical between sunset and sunrise.

SECTION 7: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 4, Subsection A be amended to delete the strike through text:

- (A) In any residential or services district, all required parking spaces shall be set back from adjoining street right-of-way lines to conform with required front and side street setback lines of such residential or services district. In instances where the rear property line is adjacent to an alley and parking is accessed from the rear yard alley, parking spaces may be set back zero feet from the property line. ~~In addition, if any of the required parking spaces have direct access and are perpendicular to the side street, there shall be provided a minimum driveway length of 20 feet as measured between the side street property line and the near end of the parking spaces(s).~~

SECTION 8: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 4, Subsection B be amended to insert the bolded text and delete the strike through text:

- (B) In residential districts, parking is permitted within the front yard setback in front of garages, carports or on ~~an adjacent paved~~ **a surface in accordance with § 154-16.02(C).** Such area shall not exceed ~~40%~~ **60%** of the front yard setback, **while continuing to provide adequate on-site retention.**

SECTION 9: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 4, Subsection D be amended to insert the bolded text and delete the strike through text:

- (3) That said vehicle shall be located on ~~a paved~~ surface in accordance with § 154-16.02(C); and
- (4) Each residential lot shall ~~have no more than one area of~~ **be limited to the parking and/or storage of one recreational equipment, recreational vehicle, or watercraft within the front yard setback.**

SECTION 10: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 4, be amended to insert Subsection E:

- (E) **Ribbon or Hollywood driveways may be utilized in single and two-family residential developments, where such parking spaces are accessed perpendicularly from the adjacent roadway. The hard surfaced material of the parallel strips shall be a minimum of two feet in width and shall be separated by a three foot wide pervious area (grass or decorative rock). The total extent of the parking area shall be in conformance with the parking dimensions required of the residential use.**

SECTION 11: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 7 be amended to insert the bolded text, delete the strike through text, and renumber accordingly:

- ~~(A)~~ ~~Adult arcade.~~ One space for each arcade machine plus one space for each employee per shift.
- ~~(B)~~ ~~Adult bookstore.~~ One space for each 300 square feet of gross floor area.
- ~~(C)~~ ~~Adult cabaret.~~ One space for each 50 square feet of gross floor area where the public is served, plus an additional 10% of the off-street parking required herein for use by employees.
- ~~(D)~~ ~~Adult motel.~~ One and one-tenth parking spaces shall be provided for each guest room. When auxiliary commercial uses are included, the following additional standards are required:
 - ~~(1)~~ One parking space for every 100 square feet of gross floor area where public is served;
 - ~~(2)~~ One parking space for every 400 square feet of gross floor area of commercial accessory use; and
 - ~~(4)~~ One space for every six seats, if seats are fixed; or one space for 50 square feet for places of public assembly.
- ~~(E)~~ ~~Adult motion picture theater.~~ One off-street parking space for every four seats, if seats are fixed; or one space for each 30 square feet of open assembly area where seats are not fixed, excluding platform and stage areas.
- ~~(F)~~ ~~Adult theater.~~ One off-street parking space for every four seats, if seats are fixed; or one space for each 30 square feet of open assembly area where seats are not fixed, excluding platform and stage areas.
- ~~(G)~~ ~~Adult video store.~~ One space for each 300 square feet of gross floor area.
- ~~(H)~~ **(A)** *Auto rental agencies.* One space for each 200 square feet of gross floor area, plus one parking space for each vehicle to be stored on the lot.
- ~~(I)~~ **(B)** *Auto service station motor fuel sales (retail).* One and one-half spaces for each pump dispenser up to the first six pump dispensers and one space for each additional pump dispenser. (Standing areas at pump dispenser island and interior circulation areas shall not be counted as parking areas.)
- ~~(J)~~ **(C)** *Automobile service and repair shops automotive repair.* Three spaces for each service bay. (A service bay shall not be counted as parking space.)
- ~~(K)~~ **(D)** *Banks.* One space for every 200 square feet of gross floor area.
- ~~(L)~~ **(E)** *Bowling alleys.* Three spaces for each alley, plus one for each billiard table, plus one for each five seats in any gallery. (If other uses are included, each use shall provide the spaces required for that use.)
- ~~(M)~~ **(F)** *Cafes, restaurants, cocktail lounges or bars.*
 - (1)** *Sit down establishments.* One space for each ~~50~~ **75** square feet of gross floor area where the public is served.

- (2) **Establishments with drive-thru windows.** One space for each 100 square feet of gross floor area where the public is served.
- (3) **Establishments with take-out only.** One space for each 300 square feet of building area.
- ~~(N)~~ **(G)** *Commercial buildings (not otherwise specified herein).* One parking space for each 250 square feet of gross floor area.
- ~~(O)~~ **(H)** *Child day care services, large.* One space per 300 square feet of gross floor area.
- ~~(P)~~ **(I)** *Drive-in facilities.* Temporary parking spaces are to be provided in moving lanes, or “stack-up”, preceding customer service space:
 - (1) *Drive-in bank.* Three spaces for each service window.
 - (2) *Personal service businesses (such as dry cleaners and photo pick-up).* Two spaces for each service window.
 - (3) *Drive-in theater.* One space for each four viewing spaces within theater.
 - (4) *Facilities that serve fast food and/or beverages.* Seven spaces for each service window.
- ~~(Q)~~ **(J)** *Educational facilities.*
 - (1) *Elementary and secondary schools, kindergartens and parochial schools.* ~~shall provide one~~ One space for each classroom, plus one space for each five students of legal driving age and one space for each three non-teaching employees.
 - (2) **Colleges, universities, trade or vocational schools.** One space for each 200 square feet of classroom and office space.
- ~~(R)~~ ~~Escort agency.~~ One space for each 300 square feet of gross floor area.
- ~~(S)~~ **(K)** *Grocery, supermarkets.* One space for each 300 square feet of gross floor area.
- ~~(T)~~ **(L)** *Gymnasiums or health studios.* One space for each 400 square feet of gross floor area, plus one space for each employee.
- ~~(U)~~ **(M)** *Hospitals.* One space for each three beds, plus one space for each staff doctor, plus one space for each three employees other than staff doctors.
- ~~(V)~~ **(N)** *Hotels and motels.* One and one-tenth parking spaces shall be provided for each guest room. When auxiliary commercial uses are included, the following additional standards are required:
 - (1) One parking space for every 100 square feet of gross floor area where public is served;
 - (2) One parking space for every 400 square feet of gross floor area of commercial accessory use; and

- (3) One space for every six seats, if seats are fixed; or one space for 50 square feet for places of public assembly.
- ~~(W)~~ **(O)** *Manufacturing and industrial uses (including open industrial uses).* One space for each 500 square feet of gross floor area or one space for each three employees on the maximum shift, whichever is greater. Open industrial uses: one space per 4,000 square feet of lot area.
- ~~(X)~~ **(P)** *Offices and clinics; medical, **dental, clinic.*** One space for each ~~150~~ **250** square feet of gross floor area.
- ~~(Y)~~ **(Q)** *Motor fuel sales (wholesale).* One parking space per employee per shift.
- ~~(Z)~~ **(R)** *Motor vehicle or machinery retail sales.* One space for each 400 square feet of gross floor area, plus one for each 20 outdoor vehicle display spaces.
- ~~(AA)~~ **(S)** *Mortuaries, funeral homes.* One space for each 100 square feet of assembly room floor area, plus one employee, plus one for each car owned by such establishment.
- ~~(BB)~~ ~~—~~ *Nude model studio.* ~~One space for each 300 square feet of gross floor area.~~
- ~~(CC)~~ **(T)** *Nursing and personal care facilities, large.* One space for each six beds, plus two spaces for any permanent residence on the property.
- ~~(DD)~~ **(U)** *Places of public assembly.* Churches, auditoriums, exhibition halls, theaters, convention facilities, meeting rooms and other places of public assembly shall provide one off-street parking space for every four seats, if seats are fixed; or one space for each 30 square feet of open assembly area where seats are not fixed, excluding platform and stage areas. For churches, off-street parking shall be required for primary seating only.
- ~~(EE)~~ **(V)** *Offices (not otherwise specified herein).* One space for each ~~300~~ **400** square feet of gross floor area, exclusive of floor area used for utility equipment.
- ~~(FF)~~ **(W)** *Residential uses.* The following minimum parking requirements shall be met for all residential uses as specified herein except for a single-family, duplex or multi-family residence constructed or to be constructed on an existing lot of record prior to December 31, 1978, which is less than 7,500 square feet in area, at least one space per dwelling unit shall be provided.
- (1) *Single-family dwellings.* Two spaces for each dwelling unit.
 - (2) *Duplex dwellings.* Two spaces for each dwelling unit.
 - (3) ~~*Multiple-dwellings.* One and one-half spaces for each efficiency one-bedroom or two-bedroom dwelling unit and two spaces for each dwelling unit containing three or more bedrooms.~~
 - (b) One-bedroom dwelling unit.** One space for each dwelling unit.
 - (c) Two-bedroom dwelling unit.** One and one-half spaces for each dwelling unit.
 - (d) Three or more-bedroom dwelling unit.** Two spaces for each dwelling unit.

- (4) Rooming and boarding houses. One space for each two guest rooms, plus two spaces for any permanent residence on the property.
- ~~(5) *Manufactured housing park (MHP)*. Two spaces for each manufactured home or one space for each park model or recreational vehicle.~~
- ~~(6) *Manufactured housing subdivision (MHS)*. Two spaces for each lot.~~
- ~~(7) *Recreational vehicle subdivision (RVS)*. Two spaces for each manufactured home or one for each park model or recreational vehicle.~~
- (5) *Manufactured homes*. Two spaces for each manufactured housing unit.**
- (6) *Park models or recreational vehicles*. One space for each park model or recreational vehicle.**

~~(GG)~~ **(X)** *Retail stores, shops, convenience food stores*. One space for each 400 square feet of gross floor area.

~~(HH)~~ *Trade schools, business colleges*. One space for each 200 square feet of gross floor area.

~~(H)~~ **(Y)** *Wholesaling and warehousing*. One space for each 1,500 square feet of gross floor area.

~~(JJ)~~ **(Z)** *Shopping centers*. One space per 250 square feet of gross floor area.

~~(KK)~~ **(AA)** *Self-storage facilities*. One space for each 50 storage cubicles plus two spaces.

~~(LL)~~ *Sexual encounter center*. Parking spaces shall be not less than 30% of maximum occupancy as determined by the International Building Code as amended.

SECTION 12: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 8, Subsection B, Table No. 4 be amended to insert the bolded text and delete the strike through text:

| Table No. 4 – Loading Space Requirements | |
|---|-------------------------|
| Total Square Feet of Building Space (Gross Floor Area) | Loading Spaces Required |
| 12,500 up to and including 40,000 100,000 | 1 |
| 40,001 up to and including 100,000 | 2 |
| 100,001 up to and including 160,000 | 3 2 |
| 160,001 up to and including 240,000 | 4 3 |
| 240,001 up to and including 320,000 | 5 4 |
| 320,001 up to and including 400,000 | 6 5 |
| For each additional 90,000 over 400,000 | 1 additional |

SECTION 13: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 9, Subsection B be amended to insert the bolded text and delete the strike through text:

- (B) The ~~Community Development~~ Director of **Planning and Neighborhood Services** shall also be authorized to approve plans for the sharing of off-street parking and/or loading space by two or more users of buildings or land, provided that each use of the shared spaces shall function as if having been provided separately. In addition, a legal agreement shall be prepared by and between property owners specifying the conditions for sharing said space(s), and such agreement shall be filed with the Department of ~~Community Development~~ **Planning and Neighborhood Services** and recorded against the properties.

SECTION 14: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 10, Subsection A (1) be amended to insert the bolded text and delete the strike through text:

(A) *Reductions for certain uses in areas designated in the Redevelopment Element of the General Plan.*

- (1) *Reduction based on on-street parking for certain residential uses in areas designated in the redevelopment element of the General Plan.* On-street parking for single-family dwellings, **two-family dwellings, three-family dwellings**, ~~small Residential Care Facilities Home~~, small Child Care Services, and community gardens may be counted on a space-for-space basis toward the total required amount of parking up to 50% provided the parking is located on the same side of the street as the use, does not extend beyond the street frontage of the subject property, and on-street parking spaces are approved by the City of Yuma Traffic Engineering. If a single-family dwelling meets the exception provided for in § ~~154-16.07~~(FF), the single space required for the dwelling unit may be provided on-street in accordance with this section.

SECTION 15: That the Yuma City Code, Title 15, Chapter 154, Article 16 Off-Street Parking and Loading Regulations, Section 10, Subsection A (3) be amended to insert the bolded text and delete the strike through text:

- (3) *Reduction based on certain non-residential uses in areas designated in the Redevelopment Element of the General Plan.* Non-residential uses located within an area designated in the Redevelopment Element of the General Plan ~~with a parking formula of one space per 300 square feet of gross floor area or less intense formula~~ are allowed a **parking** reduction of up to ~~10%~~ **20%** of the total required parking.

**ATTACHMENT B
NEIGHBORHOOD MEETING COMMENTS**

- Legal Ad Published: The Sun (09/29/23)
- 34 Commenting/Reviewing Agencies noticed: (09/07/23)
- Neighborhood Meeting: (N/A)
- Hearing Date: (10/23/23)
- Comments due: (09/18/23)

| External List (Comments) | Response Received | Date Received | “No Comment” | Written Comments | Comments Attached |
|--|--------------------------|----------------------|------------------------|---------------------------|--------------------------|
| Yuma County Airport Authority | NR | | | | |
| Yuma County Engineering | NR | | | | |
| Yuma County Public Works | NR | | | | |
| Yuma County Water Users’ Assoc. | NR | | | | |
| Yuma County Planning & Zoning | NR | | | | |
| Yuma County Assessor | | | | | |
| Arizona Public Service | NR | | | | |
| Time Warner Cable | NR | | | | |
| Southwest Gas | NR | | | | |
| Qwest Communications | NR | | | | |
| Bureau of Land Management | NR | | | | |
| YUHS District #70 | NR | | | | |
| Yuma Elem. School District #1 | NR | | | | |
| Crane School District #13 | NR | | | | |
| A.D.O.T. | NR | | | | |
| Yuma Irrigation District | NR | | | | |
| Arizona Game and Fish | NR | | | | |
| United States Postal Service | NR | | | | |
| Yuma Metropolitan Planning Org. | NR | | | | |
| El Paso Natural Gas Co. | NR | | | | |
| Western Area Power Administration | NR | | | | |
| City of Yuma Internal List (Conditions) | Response Received | Date Received | “No Conditions” | Written Conditions | Comments Attached |
| Police | NR | | | | |
| Parks & Recreation | NR | | | | |
| Development Engineering | NR | | | | |
| Fire | NR | | | | |
| Building Safety | NR | | | | |
| City Engineer | NR | | | | |
| Traffic Engineer | NR | | | | |
| MCAS / C P & L Office | NR | | | | |
| Utilities | NR | | | | |
| Public Works | NR | | | | |
| Streets | NR | | | | |

| Neighborhood Meeting | Comments Available |
|-----------------------------|---------------------------|
| N/A | N/A |

PUBLIC COMMENTS RECEIVED: NONE RECEIVED.