

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

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208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

Wednesday
October 23, 2019

7:00 PM

Council Chambers
206 E 3rd Street

Call to order

1. Approval of minutes from September 25, 2019 [ACTION ITEM]

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and address for the record and limit your remarks to three minutes.)

3. Public Hearing: Legislative Amendment of Title 4, Chapter 3 to Allow Accessory Dwelling Units to have Separate Electric and Water Meters [ACTION ITEM]

The Zoning Code currently requires that the electrical and water service for ADUs shall be extended from the primary dwelling on the property. There have been instances recently where the electrical service has been required to be upgraded in the primary dwelling at a substantial cost in order to extend electricity to the ADU. The Commission is proposing to eliminate this requirement.

ACTION: Conduct the public hearing on the proposed Ordinance and recommend approval of the Ordinance as presented; recommend approval of the Ordinance with modifications; recommend denial of the Ordinance; or take such other action as deemed appropriate.

4. Public Hearing: Legislative Amendment of Title 4, Chapter 6 Regarding an Amendment to Eliminate the Covered Parking Space Requirement for Single-Family and Two-Family Dwellings [ACTION ITEM]

There is a provision of the off-street parking section of the Zoning Code that requires one of the required off-street parking spaces for single-family and two-family dwellings to be covered or located in a place on the property which could be covered in the future. This requirement is unique to Moscow and has historically presented some challenges with certain projects through the years. The Commission is proposing to eliminate this requirement.

ACTION: Conduct the public hearing on the proposed Ordinance and recommend approval of the Ordinance as presented; recommend approval of the Ordinance with modifications; recommend denial of the Ordinance; or take such other action as deemed appropriate.

5. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

6. Announcements

ACTION: Read any correspondence received and provide staff further direction if necessary.

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

7. Continuing Education Video Presentation

ACTION: View the second half of the video entitled, *Living Tiny Legally Part 1*.

Adjourn

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PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
September 25, 2019

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

The meeting was called to order at 7:00 p.m.

MEMBERS PRESENT: Robb Parish, Vice Chair; Joel Hamilton, Wendy McClure (via phone), Mike Nelsen, Nels Reese, Victoria Seever

MEMBERS ABSENT: Scott Gropp, Connie Kimmel, Dennis Wilson

ALSO IN ATTENDANCE: Mike Ray, Brandy Sullivan, Anne Peterson

1. Approval of minutes from September 11, 2019

McClure moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	McClure
SECONDER:	Hamilton

2. Public Comment

Chuck Bond, 626 N Moore Street, thanked the Commission for listening to his complaints about the Identity residents causing a negative impact on his neighboring property, and for the Commission's and staff's time and effort in getting a fence installed between the two properties which has made an extremely positive difference.

3. Review of Sign Code Research [ACTION ITEM]

The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling. Staff will research other sign codes which have been amended in response to Reed vs. Town of Gilbert and review the findings with the Commission.

Updated codes could not be found for any Idaho cities but Ray provided examples from Seattle, Gilbert, Portland and Bozeman. Some were very detailed and would likely be difficult to enforce; Commissioners agreed simplicity was better. Ray suspected most municipalities may be waiting for further court analysis before spending a great deal of time amending their codes, but he said Moscow has had quite a bit of other non-conforming signage issues, so making this code update now could create an opportunity to address those other problem areas at the same time. Staff will return with a draft code amendment at a future meeting.

4. Review the Draft Ordinance Eliminating the Prohibition on Accessory Dwelling Units having their own Separate Electrical Service [ACTION ITEM]

The Zoning Code currently requires that the electrical service for ADUs shall be extended from the primary dwelling on the property. There have been instances recently where the electrical service has been required to be upgraded in the primary dwelling at a substantial cost in order to extend electricity to the ADU. The Commission will review the draft ordinance eliminating this requirement.

Ray distributed a draft revised use table to allow separate meters for ADUs. Commissioners were fine with the changes and directed staff to schedule the amendment for public hearing.

5. Review the Draft Ordinance Eliminating the Covered Parking Space Requirement for Single-Family and Two-Family Dwellings [ACTION ITEM]

There is a provision of the off-street parking section of the Zoning Code that requires one of the required off-street parking spaces for single-family and two-family dwellings to be covered or located in a place on the property which could be covered in the future. This requirement is unique to Moscow and has historically presented some challenges with certain projects through the years. The Commission will review the draft ordinance eliminating this requirement.

In addition to the above revision, Ray said staff have also encountered an incongruity regarding the required parking spaces for indoor mini-golf which is currently the same as a regular golf course or country club at 4 spaces per hole. Staff recommended reducing the requirement to 1 space per hole for mini-golf facilities. Commissioners agreed with the changes and directed staff to schedule the amendment for public hearing.

6. Continuing Education Video Presentation (heard as Item #8)

Following adjournment of the formal meeting, Commissioners had the option of staying to watch the video or viewing it on their own. Take-aways from the video included:

- Tiny house living is primarily a different lifestyle with a smaller environmental impact and lower owner expenses, providing less commitment and more affordability which are desirable features for many millennials and retirees.
- Local zoning ordinances, building codes and financing are the most frequent hurdles.
- Some jurisdictions have created tiny home pocket neighborhoods, and municipalities have prevented “transient” neighborhoods (frequent coming and going as in an RV park) by requiring front and rear porches. One serious consideration is where to place the tiny home neighborhoods so they don’t negatively affect the property values of traditional neighborhoods.

7. Transportation Commission Meeting Report

Hamilton reported on the September 12 discussion regarding parking around the 1912 Center and the Commission’s affirmation of redirecting funds from the Third Street bike lane project to enable the A Street project to proceed. Sullivan said the bike lanes deserve reviewed consideration since the bridge turned into a ped/bike bridge rather than an automobile bridge. She thought painted lanes might be sufficient rather than the divided bike lane structure.

8. Announcements

Seever said the recent PEP report on affordable housing discredited the commonly held belief that millennials don’t want to buy houses. They *are* interested in home ownership, but need it to be affordable.

The meeting adjourned at 8:14 p.m.

Wendy McClure, Chair

ORDINANCE NO. 2019 -

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTER 6; PROVIDING FOR AMENDMENTS TO THE LIMITATIONS ON USES TABLE TO ALLOW ACCESSORY DWELLING UNITS TO HAVE SEPARATE ELECTRIC AND WATER METERS; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, accessory structures that utilize electricity and/or water and are accessory to single family or duplex dwellings are currently required to be serviced from the same electrical and/or water meter as the single family or duplex dwelling; and

WHEREAS, Accessory Dwelling Units (ADUs) are intended to be separate dwelling units that are accessory to single family dwellings; and

WHEREAS, ADUs are still classified as accessory structures and are required to be serviced from the same electrical and water service as the single family dwelling; and

WHEREAS, having two dwelling units serviced from the same electrical and water meters has presented some challenges regarding electrical service capacity; and

WHEREAS, since ADUs are intended to be separate dwelling units, the City wishes to amend the limitations on uses table to allow ADUs to have separate electric and water meters; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: That Moscow City Code Title 4, Chapter 3 be amended as follows:

...

Sec. 3-6. Limitations on Uses Table.

LIMITATIONS ON USES																
	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U	
All uses other than dwellings:																
No more than 35% of lot area shall be covered by buildings			X	X	X	X										
Off-street parking shall not be located in required front or street side yards			X	X	X	X										
Type-A landscape buffer shall be provided along any property line abutting property zoned SR, R-1, R-2, or R-3			X	X	X	X										
All uses shall be conducted wholly and entirely within enclosed buildings, except:																
Building material yards												X				
Car washes												X				
Drive-in theaters, miniature golf courses, commercial amusement parks and similar uses												X				
Gasoline service stations												X				
Kennels												X				
Landscape supply yards												X				
Market Garden, Community Garden, Accessory Garden								X	X			X				
Movable displays incidental to the major usage, except that such displays shall be confined to privately owned property												X				
Outdoor advertising structures												X				
Outdoor dining areas for restaurants								X	X			X				
Outdoor play areas necessary for schools or daycares								X	X							
Parking and loading areas								X	X			X				
Public utility installations												X				
Sales display areas for automobiles, mobile homes, trailers, boats and heavy duty equipment												X				
Temporary uses, as permitted by this Code												X				
All products made incident to a permitted use which are manufactured, fabricated, processed or treated on the premises shall be sold primarily on the premises	X									X	X					
Uses, buildings and structures that utilize electricity and/or water and are accessory to a single family or duplex residence shall be serviced by the same electrical and/or water meter as the single family or duplex residence. The Zoning Administrator may allow separate meters in the event that the distance between the principal use and the accessory use is determined to be exceptionally long. <u>Accessory Dwelling Units are permitted to have separate meters.</u>	X	X	X	X	X	X										
FR SR R-1 R-2 R-3 R-4 RO NB RTO CB GB MB I UMC U																
Off-street parking areas associated with a principal structure on a lot shall be located behind or to the side of the principal structure that it serves. No off-street parking shall be located between the principal structures and the adjacent principal public street or pedestrian walkway.															X	
Operations conducted on the premises shall not constitute a nuisance beyond the property lines by reason of smoke, fumes, odor, steam, gasses, vibration, noise, hazards, or other causes									X	X	X				X	
Gasoline stations: pump islands shall not be closer than fifteen feet (15') to any street, property line, or public right-of-way												X	X			
Accessory buildings customarily incident to any of the permitted uses shall be located on the same site with the principal building												X	X			
Accessory structures encroaching into the minimum rear yard setback shall not occupy more than fifty percent (50%) of the area of the required rear yard for the parcel	X	X	X	X	X	X	X	X	X							
Uses specifically not permitted:																
Uses involving the use of machinery out of doors that generate significant noise, dust or odors									X							

SECTION 2: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions. The remaining sections of Title 4 shall be in full force and effect.

SECTION 3: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of the City of Moscow, Idaho, Municipal Code, the definitions contained within those portions of the Moscow Municipal Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2019.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

ORDINANCE NO. 2019 -

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTER 6, REGARDING AN AMENDMENT TO ELIMINATE THE COVERED PARKING REQUIREMENT FOR SINGLE AND TWO-FAMILY DWELLINGS; PROVIDING FOR THE AMENDMENT OF THE OFF-STREET PARKING REQUIREMENTS FOR MINIATURE GOLF FACILITIES; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, single-family and two-family dwellings are currently required to provide one off-street parking space per dwelling that is covered by a garage or carport, or locate the parking space in an area of the property that could be covered in the future; and

WHEREAS, within the R-1 Zoning District, single-family dwellings are required to provide two off-street parking spaces that are covered by a garage or carport, or could potentially be covered in the future; and

WHEREAS, the covered off-street parking space requirement is unique to Moscow and has presented some challenges with satisfying off-street parking requirements on certain development projects; and

WHEREAS, the City is not concerned whether the off-street parking spaces are covered or not and wishes to eliminate the covered parking requirement from the off-street parking standards; and

WHEREAS, miniature golf facilities currently have the same parking requirement as golf courses even though the facilities are substantially smaller in area; and

WHEREAS, the City wishes to reduce the number of off-street parking spaces required for miniature golf facilities to be more consistent with the size of the facilities as well as the common parking requirements of other jurisdictions; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: That Moscow City Code Title 4, Chapter 6 be amended as follows:

...

Sec. 6-2. Off-Street Parking Requirements.

- A. General Provisions: The general provisions for off-street parking and loading are as follows:
1. The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. No building permit will be issued until plans are presented to the City which show property that is and will remain available for exclusive use as off-street

parking and loading space. The subsequent use of property for which the building permit is issued is subject to a condition of continued satisfaction of the requirements of this Section.

2. A building permit shall be obtained before the construction of any off-street parking or loading areas, or before the expansion of any existing off-street parking or loading areas, commences. A Certificate of Occupancy will be issued only upon completion of all improvements required herein or a temporary and conditional occupancy permit may be issued upon the property owner entering a written agreement insuring the completion of all required improvements within a reasonable period of time, which in no event shall be longer than six (6) months after issuance of the temporary and conditional certificate of occupancy. In the event that the property owner requires additional time, the Zoning Administrator may authorize an extension up to an additional six (6) months. Fees for plan review and inspection may be established from time to time by the Council by resolution, for parking areas not associated with a structure requiring a building permit.

3. Application of Off-Street Parking and Loading Requirements:

a. General: Unless otherwise expressly stated, the parking regulations of this Section shall apply to all districts and all uses within zoned and unzoned areas.

b. New Structure or Use: Unless otherwise expressly stated, at the time a new structure is erected upon a parcel, or a new use is established on a previously undeveloped parcel, off-street parking shall be provided in accordance with the provisions of this Section.

c. Change in Use: Unless otherwise expressly stated, when the use of the property changes, additional off-street parking must be provided to serve the new use only when the number of parking spaces required for the new use exceeds by more than ten percent (10%) the number of spaces required for the lawful use that most recently occupied the building, based upon the Off-Street Parking Schedule of this Section. In other words, a one hundred ten percent (110%) "credit" is given to the most recent lawful use of the property for the number of parking spaces that would be required under this Section, regardless of whether such spaces are actually provided. Any new spaces that are required shall be provided in accordance with the provisions of this Section. When the number of parking spaces required for the new use exceeds (by more than ten percent [10%]) the number of spaces required for the use that most recently occupied the property, additional parking spaces are required only to make up the difference between the amount of parking required for the previous use and the amount of parking required for the new use, based on the standards of this Section.

d. Expansion or Enlargement: Unless otherwise expressly stated, whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees, or other units of measurement used for establishing off-street parking requirements, the provisions of this Section shall apply. In the case of enlargements or expansions triggering requirements for additional parking, additional off-street parking spaces are required only to serve the enlarged or expanded area, not the entire building or use. There is no requirement to address lawfully existing parking deficits. Additional off-street parking spaces are required only when existing development is enlarged or expanded in any way that results in more than a ten percent (10%) increase in the total number of off-street parking spaces required for the development, based upon the provisions of this Section.

e. Other Parking Areas: All new parking areas or additions to existing parking areas, whether or not their construction is required by the Off-Street Parking Schedule, shall be constructed in accordance with the provisions of this Section.

f. Alterations: Alterations may be made to parking lots where such alterations are made in conformance with the provisions of this Section. Alterations may be made to nonconforming lots where there is no reduction in the number of parking spaces provided; or there may be a reduction in the number of spaces where the alterations are directed toward bringing the parking area into compliance with the landscaping and/or design requirements of this Section.

g. Maintenance: Routine maintenance of parking facilities shall be permitted and no building permit shall be required for such maintenance.

4. The required number of parking spaces shall be available for the parking of passenger automobiles for residents, customers, patrons, and employees, and shall be in addition to spaces used for storage of vehicles or materials, or for the parking of vehicles used in conducting the business or use.

5. A plan, drawn to scale, indicating how the off-street parking and loading requirements are to be met, shall accompany an application for a building permit. Such plan shall show all elements necessary to determine that the requirements of this Section are being met, including the following:

- a. Individual parking and loading spaces.
- b. Circulation area necessary to serve spaces.
- c. Access to streets and property to be served.
- d. Curb cuts.
- e. Areas reserved for landscaping, types of plants and any other materials or improvements required for landscaping.
- f. Dimensions, continuity and substance of fencing or other types of screening.
- g. Grading, surfacing, drainage and subgrading details.
- h. Obstacles, if any, to parking and traffic circulation in the finished parking area.
- i. Specifications for signs, bumper guards and markings to identify individual spaces.
- j. Traffic control devices and signage.
- k. Other pertinent details.

6. Design requirements for parking lots:

a. Parking lots and their associated driveways and vehicle maneuvering areas shall have plant mix asphaltic concrete of two inch (2") thickness with six inches (6") of crushed rock base, or Portland cement concrete of four inch (4") thickness with four inch (4) crushed rock base surfaces, or an alternative surface of similar durability and utility, approved by the City Engineer. These standards are designed for passenger vehicles and may not support heavy truck traffic and/or loading.

b. Parking lots and required interior landscaping shall be contained by a curb which is at least four inches (4") high and which is set back a minimum of two feet (2') from the property line and from exterior landscaping, except where the parking spaces are provided for single family dwellings.

c. Individual parking spaces shall be permanently marked to allow users to adequately identify the required individual spaces, except where the spaces are provided for single family or two (2) family dwellings.

d. Parking lots and spaces shall be designed such that their use will not require backing movements or other maneuvering within a street right of way. Parking spaces provided for single family and two (2) family dwellings are exempt from this requirement, unless the street being accessed is a designated arterial street. The continuation, alteration, expansion,

relocation, reconstruction, or replacement of a single or a two (2) family dwelling, for which the parking requires backing or maneuvering within a designated arterial street right-of-way, shall be allowed where such situation existed prior to May 1, 2003, notwithstanding the nonconformity regulations of this Zoning Code. Additional parking required as a result of the expansion, alteration, reconstruction, or replacement of any such two (2) family dwelling shall meet the parking design standards required at the time of the building permit application. Where backing movements are proposed within an alley right-of-way, a sidewalk with a minimum width of three feet (3') shall be provided adjacent to the parking lot between the parking lot and the use served by the parking lot.

e. Parking lots and spaces shall be designed such that a vehicle shall not be required to cross another parking space to gain access to a required parking space (tandem configuration) except for parking spaces serving single family, two (2) family, twinhome, and townhouse dwellings. Tandem parking may be allowed for multi-family dwellings under the following conditions:

- i. The purpose of the parking design is to provide enclosed garages for the multi-family dwelling resident use;
- ii. The tandem parking spaces (the parking space within the garage and in front of the garage) are assigned and furnished for use by the occupants of a single family dwelling unit without separate, additional compensation; and
- iii. No more than fifty percent (50%) of the required parking may be provided in a tandem configuration.

f. Service drives to off-street parking areas shall be designed to provide maximum safety for vehicles and pedestrians. Multi-family, commercial and institutional use buildings shall provide a sidewalk connecting the public street to the building entrance. Where multiple street frontages exist, only one (1) such sidewalk connection shall be required to be provided from one (1) street frontage. Where multiple buildings exist within the same development site and there exists vehicular access from one (1) parking area to another, only one (1) such sidewalk connection per building shall be required to be provided from one (1) street frontage. Where any such sidewalk is interrupted by a driveway or traffic aisle, a pedestrian crosswalk shall be clearly marked on the driving and walking surface. The number of service drives shall be limited to the minimum that will accommodate anticipated traffic. Minimum width of service drives, including alleys where used for backing or other maneuvering in parking lots, shall be in accordance with traffic aisle widths provided in Figure 1.

g. Parking areas with one hundred fifty (150) or more spaces shall include pedestrian walkways or other such facilities to ensure the safe passage of pedestrian traffic through the parking area.

7. Each off-street parking space shall be designed to conform to the City Parking Lot Standards, as set forth in Figure 1 (following Section 4-6-5.2 D.).

~~In an R-1 zoning district, if the required off-street parking for a single family dwelling is not provided in a garage or carport, then such space shall be so located that, at a future date, it may be covered by a garage structure in accordance with the provisions of this Zoning Code and the City Code. In all other zoning districts, if the required off-street parking for a single family dwelling or a two (2) family dwelling is not provided in a garage or carport, then at least one (1) such space per dwelling unit shall be so located that at a future date it may be covered by a garage structure in accordance with the provisions of this Zoning Code and the City Code.~~

...

E. Off-Street Parking Schedule: Parking spaces required for designated uses in all zoning districts, except within Section 4-6-5(E)(4) below, are established as follows:

1. Compact Spaces: An allowance of thirty-five percent (35%) of the total number of spaces required may be identified and used as compact car spaces. These spaces shall be conveniently located and provided with adequate signage.

2. Fractional Requirements: Fractional requirements shall require one (1) space.

3. Area Calculation: Except as otherwise indicated, area measurements are given in gross floor area. Restroom facilities and areas used for storage may be excluded from the floor area calculation.

4. Specific Zone Exemptions: The following zoning districts have off-street parking requirements specific to each respective zone and are not required to meet Section 4-6-5(E)(6) below; however, all other provisions of Section 4-6-5 shall apply.

a. Central Business (CB) Zoning District: Off-street parking is not required within the CB Zoning District.

b. Urban Mixed Commercial Zoning District Required Off-Street Parking:

i. Minimum Required.

Use of Building or Site	Minimum Number of Automobile Parking Spaces Required
Residential Uses	50% of the minimum parking required by this Code
Hotels	1 per room
Convention/Meeting Spaces	1 per 10 fixed seats and 1 per each 100 sf of assembly space without fixed seating
Office, Retail, and Other Uses	No minimum parking specified

ii. Maximum Allowed Off-Street Parking. The maximum allowed off-street surface parking shall be limited to no more than one hundred percent (100%) of the minimum parking required as specified within the minimum required parking table of Section 4-6-5(E)(6) of this Code. Parking within parking structures or placed under structures shall not be counted toward the maximum allowed off-street parking limitation.

c. University Zoning District. Off-street parking is not required within the U Zoning District since the University of Idaho manages parking on campus through the Parking and Transportation Services Department.

5. Accessibility: Where off-street parking is required for multi-family residential, commercial, or institutional uses, accessible parking and access shall be provided in accordance with the most recent standards promulgated by the American National Standards Institute (ANSI) and the most recently adopted building code. The van accessible space detail, standard accessible space detail, accessible sign detail, and the number of accessible spaces required are shown in Figure 2 below. The most recently adopted ANSI and building code

requirements shall take precedence over Figure 2 in the circumstance where there are differing standards.

6. Minimum Number of Automobile Parking Spaces Required by use of building or site:

RESIDENTIAL USES	Minimum Number of Automobile Parking Spaces Required²
<i>Dwellings in Residential Zones</i>	
Single Family (up to 4 unrelated individuals)	2 per du, plus 1 per bedroom in excess of 4 bedrooms
Two Family	2 per du, plus 1 per bedroom in excess of 4 bedrooms
Twinhome	2 per dwelling unit
Townhouse	2 per dwelling unit
Single Family (up to 6 unrelated individuals)	2 per du, plus 1 per bedroom in excess of 4 bedrooms
Multiple Family (3 or more units)	Studio or one bedroom: 1.25 per du Two bedroom: 1.75 per du Three or more bedroom: 0.75 per bedroom
Mobile Home Parks	2 per mobile home
<i>Group Living</i>	
Boarding House (occupied by owner, up to 6 boarders)	2 per du, plus 1 per bedroom in excess of 4 bedrooms
Dormitories	1 per 2 occupants based upon anticipated max occupancy
Fraternity, Sorority, and Cooperative Houses	1 per 2 occupants based upon anticipated max occupancy
<i>Accessory Uses</i>	
Accessory Dwelling Unit	1 in addition to principal structure requirements
NON-RESIDENTIAL USES	Minimum Number of Automobile Parking Spaces Required²
<i>Agricultural Uses</i>	
Agriculture, Animal Production	None Required
Agriculture, Crop Production	None Required
Animals and Fowl (as permitted by City Code Title 10)	None Required
Animal Slaughtering and Processing	None Required
Gardens (Market and Community) no on-site retail sales	None Required
With on-site retail sales	None Required
Sawmills	None Required
<i>Amusement and Recreation Facilities</i>	
Archery/Shooting Ranges (indoor only)	1.5 per firing lane
Bowling Centers	6 per lane
Dance Halls	1 per 100 sf
Fitness Centers	1 per 300 sf
Golf Courses and Country Clubs	4 per hole
Miniature Golf Facilities	41 per hole
Movie Theaters	1 per 4 seats
Riding Stables	1 per 3 stalls
Stadiums and Sports Arenas (Ice/Roller Rinks, Gymnasiums, Ballfields)	1 per 8 seats, plus 1 per 100 sf of assembly space without fixed seats ³

Animal-Related Business	
Veterinary Services	1 per 200 sf
Pet Care Services	1 per 400 sf
Financial, Technology, and Professional Services	
Agencies, Brokerages and Other Insurance Related Activities	1 per 400 sf
Broadcasting Studios	1 per 400 sf
Business, Professional, Political, Social Advocacy, Grantmaking, and Similar Organizations	1 per 400 sf
Commercial Banking, Savings Institutions, and Credit Unions	1 per 400 sf
Construction Contractor Services	1 per 400 sf of office space
Data Processing, Hosting, and Related Services	1 per 400 sf
Professional, Scientific, and Technical Services	1 per 400 sf
Publishing Industries (except Internet)	1 per 400 sf
Real Estate Services	1 per 400 sf
Securities, Commodity Contracts, and Other Financial Investments	1 per 400 sf
Software Publishers	1 per 400 sf
Food and Beverage Service	
Coffee/Espresso Stand	1 per 200 sf
Drinking Places (Alcoholic Beverages)	1 per 200 sf
Restaurants	1 per 200 sf
Manufacturing	
Beverage Manufacturing	1 per 1,000 sf
Manufacturing, Heavy	
Manufacturing, Light	
Aerospace Product and Parts Manufacturing	
Computer and Electronic Product Manufacturing	
Electrical Equipment, Appliance, and Component Manufacturing	
Medical Equipment and Supplies Manufacturing	
Pharmaceutical and Medicine Manufacturing	
Public/Institutional Uses	
Antenna Towers (new)	1 stall per site
Co-Location	None Required
Cemeteries	None Required
Child Day Care Services	
Family, 5 or fewer children	2 per child care facility
Group, 6 to 12 children	2 per child care facility plus the loading zone requirements of Section 4-3-4. D.
Small, 13 to 20 children	3 per facility plus the loading zone requirements of Section 4-3-4. D.

<i>Large, 21 or more children</i>	4 per facility plus the loading zone requirements of Section 4-3-4. D.
Civic and Social Organizations	1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area
Community/Neighborhood Center	1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area
Correctional Institutions	1 per each 6 beds
Educational Services	Kindergarten, Elementary & Middle Schools: 2 spaces per classroom and 1 for every 8 seats in largest assembly area; High Schools: 5 spaces per classroom and 1 for every 8 seats in largest assembly area;
Fairgrounds	1 per 8 seats and 1 per 100 sf of assembly space without fixed seats
Funeral Homes and Funeral Services	1 per 75 sf used for assembly
Government Office Buildings	1 per 400 sf
Health Care Services (Ambulatory)	1 per 200 sf
Hospitals	1 per bed
Museums and Art Galleries	1 per 500 sf
Nursing and Residential Care Facilities	1 per 3 beds
Public Parks & Recreational Facilities (operated by local government)	1 per 8 seats and 1 per 100 sf of assembly space without fixed seats ³
Public Service and Utility Facilities	None Required
Religious Facilities	1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area
Telecommunications Services	1 per 400 sf
Retail and Personal Services	
Consumer Goods Rental	1 per 400 sf
Laundries and Drycleaners	1 per 400 sf
Personal Care Services	1 per 400 sf
Retail Sales (excluding 4411 & 444)	1 per 400 sf; 1 per 800 sf for retail stores handling bulky merchandise (furniture, appliances, etc.)
Large Retail Establishment	
Storage Services	
Self-Storage Facilities	1 per 300 sf of sales or office area
Warehouses/Wholesale Uses	1 per 2,000 sf
Temporary Uses¹	
Vehicles and Equipment	
Automobile and RV Dealers	1 per 800 sf
Automotive Repair and Maintenance	
Building Material Sales & Garden Equipment/Supplies	
Commercial and Industrial Machinery and Equipment Repair and Maintenance	
Electronic and Precision Equipment Repair and Maintenance	
Gas Stations	
Heavy Equipment Sales (mobile homes, farm equipment)	

Parking Lots and Garages	None Required
Personal and Household Goods Repair and Maintenance	1 per 800 sf
Railroad Yards and General Freight Trucking	1 per 2 employees on maximum work shift, but not less than 1 per 1,000 sf
Rental and Leasing Services	1 per 800 sf
Scrap Yards/Material Recycling ¹	1 per 300 sf of sales or office area
Visitor Accommodations	
Bed and Breakfast	0.5 per bedroom
Hotels and Motels	1 per sleeping room
RV Parks and Campgrounds	1 per each trailer/tent or RV space

NOTES

¹ Or applicant provide parking survey and summary to document peak on-street parking demand for the neighborhood for Zoning Administrator and/or Board of Adjustment determination that adequate parking is available.

² Exemptions to minimum off-street parking requirements in CB, UMC, and U Zones. See Section 4-6-5(E)(4)

³ Or as determined by the Zoning Administrator, in consideration of operating characteristics of the use

...

SECTION 2: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions. The remaining sections of Title 4 shall be in full force and effect.

SECTION 3: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of the City of Moscow, Idaho, Municipal Code, the definitions contained within those portions of the Moscow Municipal Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2019.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

DRAFT