

Parking Calculations Discussion – 9/20/23

Background: The mandated requirements for parking in areas served by water and sewer instigates a change to the zoning regulations. The approach for discussion is to remove all references to Dwelling Units in the parking table of §6.1.2(c) and have that table stand as our commercial parking requirements table. Each district that allows residential uses will then have a stand-alone section stating what the residential parking requirements are for the stated district. This will vary from district to district as not all districts are served by water and sewer (see Agricultural Residential – AR, High Density Residential-HDR, Gateway Residential Commercial – GRC, etc.). The idea is to have “one-stop” shopping for these requirements when making determinations on residential parking. For this exercise the Village Residential Commercial District (V R/C) will be the test case for district parking revision language, specifically adding to §3.3.5 - Development Standards or add a separate parking section.

With concern to Commercial Parking requirements, those districts sections that allow for uses other than residential will be referred to the commercial parking table in §6.1.2 of the RZR.

For clarity, revisions (Act 47) to Section 1 24 VSA §4414(4) reads as follows:

In any district that is served by municipal sewer and water infrastructure that allows residential uses, a municipality shall not require more than one parking space per dwelling unit. However, a municipality may require 1.5 parking spaces for duplexes and multiunit dwellings in areas not served by sewer and water and in areas that are located more than one-quarter mile away from public parking rounded up to the nearest whole number when calculating the total number of spaces.

The passage above concerning duplexes and multi-unit dwellings, and the ability of a municipality to require 1.5 spaces for the same when not served by water and sewer, will be placed in the districts that allows those uses. This scenario I see as the exception and not the rule, but should be promulgated in the regs regardless of the passage’s inanity.

See §§ 3.3.5 and 6.1.2(c)