

CHAPTER 17.4 OFF-STREET PARKING REDUCTION**Section 17.4.1 Reduction for Off-Site Arrangements**

Off-site parking may be used in combination to meet minimum parking space requirements; a reduction of required off-street parking spaces on a given site may be permitted by the zoning director in cases where additional off-street, off-site, parking area in sufficient quantity and availability in conformity with this article compensates for the reduction, subject to the following:

- (a) The property is under one (1) ownership, or a valid agreement exists between the two property owners for use of the parking area.
- (b) Off-site parking shall not exceed fifty (50) percent of the required parking for a building or buildings.
- (c) Off-site parking shall be located within eight hundred (800) feet of the building or buildings in which it is leased to serve.
- (d) Lease agreements, as applicable, must be of sufficient duration to serve the use or uses proposed to be partially served by the off-site leased parking.
- (e) Safe and convenient pedestrian access, such as a sidewalk or path, must exist or be provided from the structure or use to the off-site parking lot.

Section 17.4.2 Reduction for Mixed or Joint Use of Parking Spaces

When more than one (1) use is provided on a lot, and such uses operate more or less simultaneously, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses computed separately. The zoning director may authorize a reduction in the total number of required off-street parking spaces for two (2) or more uses jointly providing parking facilities when their respective hours of need of maximum parking do not normally overlap, provided that the developer submits sufficient data to demonstrate that the hours of maximum demand for parking at the respective uses do not normally overlap. The required spaces assigned to one use may not be assigned to another use at the same time, except that one-half ($\frac{1}{2}$) of the parking spaces required for churches, theaters or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

Section 17.4.3 Reduction Adjacent to Transit

The zoning director may, in individual cases upon application, administratively authorize up to a ten (10) percent reduction in the required minimum number of parking spaces for projects that are within one thousand three hundred twenty (1,320) feet of a public transit