



CITY COUNCIL AGENDA REPORT

Meeting Date: September 5, 2019

From: John Swiecki, Community Development Director

Subject: Proposed Zoning Text Amendment-Floor Area Ratio Exemption for Garages on Small Lots

Community Goal/Result

Community Building

Purpose

For the City Council to determine if it wishes to authorize the Planning Commission to initiate a zoning text amendment increasing the floor area ratio exemption for garages on small lots.

Recommendation

See discussion below.

Background/Discussion

The Zoning Ordinance (BMC Section 17.06.040) establishes a maximum floor area ratio of .72 in the R-1 residential zone. It further provides that when the lot size is 3,700 square feet or less, a covered parking space not exceeding 200 square feet is excluded from the floor area calculation.

The City Council referred the review of this provision to the Planning Issues Subcommittee (Councilmembers Cunningham and O'Connell) which considered the matter at a meeting on July 17, 2019. At that time the suggestion was made that the City should consider increasing the garage area that can be excluded from the floor area calculation as a means of increasing the supply of available off-street parking in residential areas. Concerns were expressed that increasing the exclusion area would increase building bulk and scale without ensuring that additional garage spaces would be used for vehicular storage. While the subcommittee members did not reach consensus on the issue, both members were agreeable to referring the matter to the Planning Commission for additional study.

Fiscal Impact

Staff time to support the Planning Commission's review.

Measure of Success

That the City's zoning regulations reflect City Council policy direction.

John Swiecki

John Swiecki, Community Development Director

Clay L. Holstine

Clay Holstine, City Manager