

**ASHLAND PLANNING COMMISSION
STUDY SESSION
October 26, 2021
AGENDA**

- I. **CALL TO ORDER:** 7:00 PM

- II. **ANNOUNCEMENTS**

- III. **PUBLIC FORUM**

- IV. **DISCUSSION ITEMS**
 - A. **Code Amendments for Housing in Employment Zones**

- V. **ADJOURNMENT**



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

Memo

DATE: October 26, 2021

TO: Ashland Planning Commission

FROM: Maria Harris, Planning Manager

RE: Housing in Employment Zones

Summary

This is a discussion item about draft code amendments to allow more housing in the employment zones. Staff compiled the attached draft based on the code amendment option described at the August 24, 2021 Planning Commission meeting.

At the August 24, 2021 meeting, Fregonese and Associates presented a recap of the findings from the data analysis and a recommended option for land use code amendments. The recommended code option includes the following items.

- Remove residential densities in the Commercial (C-1) and Employment (E-1) zones and replace with floor area ratio (FAR)
- Reduce the ground floor requirement for nonresidential uses (offices, retail, services, etc.) from 65 percent to 35 percent in C-1 and E-1 with the R-Overlay
 - Exclude Downtown Design Standards overlay
 - Apply to parcels of 10 acres or less
- Allow 100 percent of ground floor in the TT Overlay to be residential (currently 35 percent is required in non-residential uses)
 - Applies to new construction
 - Applies to buildings with two or more stories
 - Require commercial-ready space similar to City of Bend
- Consider a sunset provision for above housing allowances that requires reevaluation of the need and availability of commercial and employment lands every ten years and/or anytime the Economic Opportunity Analysis (EOA) is updated

Note: Residential development in the E-1 zone is limited to E-1 properties in the Residential overlay (R-overlay). Not all E-1 zoned land is located in the R-overlay such as Washington Street, Jefferson Avenue, Benson Way and Clover Lane. Additionally, the Croman Mill District has its own unique zones based on the master plan and does not include any C-1 or E-1 zoned land.

Fregonese and Associates analyzed the buildable lands data and building permits issued in the last 10 years and found there is sufficient C-1 and E-1 land for future employment needs. The Oregon Statewide Planning System requires all cities and counties in Oregon to address Statewide Planning Goal 9 Economic Development which requires cities and counties to provide an adequate land supply



for economic development and employment growth. Specific items in the data analysis include the following.

- The land consumption rate in the C-1 and E-1 zones is relatively low with an average of 2 acres per year used for the last 8 years.
- Of the 50 building permits that were issued for commercial development in the last 10 years, 26 permits were in located in the C-1 and E-1 zones and the other 24 permits were located in the C-1-D zone (Downtown) or were public projects such as SOU and Ashland School District projects.
- The 2007 Economic Opportunity Analysis (EOA) forecasted more employment growth than has occurred over the last 14 years. The EOA projected 15, 220 project jobs by 2027, including 10,654 jobs in retail and services. State data shows a total of 10, 237 jobs in the Ashland Urban Growth Boundary in 2019.
- The EOA determined that 30% of the employment growth would not require consumption of vacant land.
- Currently, approximately 20% of the jobs are in residential zones.

Background

The City Council initiated the project at the [March 16, 2021](#) business meeting. Specifically, the Council directed staff to work with the Planning Commission to evaluate the draft code language prepared by representatives of KDA Homes and propose amendments to the land use ordinance which would provide the flexibility to temporarily use the ground floor of commercial buildings for housing.

Laz Ayala and Mark Knox from KDA Homes introduced the issue to the Planning Commission at the study session meeting on [December 22, 2019](#) . The KDA representatives suggested that there is a surplus of commercial space that could be used to provide housing units. The concerns raised included the decreased demand for commercial space due to ecommerce and the pandemic while housing demand continues to increase, particularly after the Alameda fire. The KDA representatives suggested amending the land use code to allow the temporary use of ground floor commercial space to be used for housing units and requiring the buildings to be constructed to commercial building code standards so the space could be converted in the future should demand for commercial space return.

Currently, at least 65 percent of the ground floor of buildings in the commercial (C-1) and employment (E-1) zones is required to be commercial and light industrial uses. The remaining 35 percent of the ground floor can be used for residential dwellings as well 100 percent of the upper stories in multi-story buildings. The exceptions are: 1) in the Transit Triangle (TT) overlay, a minimum of 35 percent of the ground floor is required to be used for commercial and light industrial uses and 2) in the commercial area of the North Mountain Neighborhood District, the ground floor can be used entirely for housing but must be built to commercial building code standards so that the space can be converted to commercial uses in the future.

In 1992, the land use code was amended to eliminate entirely residential buildings as an allowed use in the C-1 and E-1 zones (Ord. 2688). The current standard of requiring 65 percent of the ground floor in commercial or light industrial uses was put in place at that time, as well as residential densities for each of the zones. Prior to 1992, residential buildings comprised entirely of housing units could be built in the C-1 and E-1 zones with the approval of a conditional use permit. The 1992 code update was in part due to concern about construction of residential buildings near the downtown and loss of future commercial space.



Project Goal and Objectives

Staff developed the following project goal and objectives to assist in evaluating code options. The project goals and objectives are based on City Council direction and adopted City policies. There are several adopted City of Ashland policies that support the project objectives including in the Housing, Economy and Transportation chapters of the Ashland Comprehensive Plan, the Housing Capacity Analysis (HCA), the Climate Energy and Action Plan (CEAP), and the Economic Development Strategy.

Project Goal: Provide more flexibility in the employment zones to respond to fluctuations and changes in the economy and demand for housing.

Project Objectives

- Maintain an inventory of employment parcels in a variety of sizes and locations to encourage new business development.
- Increase the supply of moderately-priced rental and for-purchase housing.
- Jumpstart redevelopment in areas that have trouble attracting projects and/or are in proximity to public transit and walking distance to daily service needs, such as groceries, shops, parks, etc.)

The recently adopted Housing Capacity Analysis (HCA) provides a number of recommended policy changes to address Ashland's unmet housing needs. The HCA's recommended policy changes or strategies are presented as guidance for the upcoming Housing Production Strategy.

Strategy 1: Ensure an adequate supply of land is available and serviced

- Strategy 1.3: Identify opportunities to increase allowances for residential uses on the ground floor of buildings within commercial and employment zones.
- Strategy 1.4: Evaluate decreasing multifamily parking requirements.

Strategy 2: Provide opportunities for housing development to meet the City's identified housing needs

- Strategy 2.2: Evaluate opportunities incentivize smaller units through amendments to allowable densities.
- Strategy 2.4: Evaluate increasing allowances for residential dwellings in commercial and employment zones, such as allowing an increased amount of residential uses in ground floor commercial spaces.

Strategy 5: Align housing planning with the Climate and Energy Action Plan

- Strategy 5.4: Evaluate opportunities to develop new housing closer to downtown and commercial centers to reduce dependence on automobiles for transportation.

Draft Code Amendments

The attached draft code amendments are based on the code option recommended by Fregonese and Associates at the August 24, 2021 Planning Commission study session (see Summary section above). Based on Planning Commission feedback at the August study session, the sunset clause isn't included in the draft code amendments. Notes are included in the code to explain items and highlight additional issues.



Next Steps

Staff recommends moving forward with the recommended code option and the Planning Commission holding a public hearing in December.



Chapter 18.2.3 – Special Use Standards

18.2.3.130 Dwelling in Non-Residential Zone

Where dwellings are allowed in non-residential zones, they are subject to all of the following requirements.

- A. Dwellings in the E-1 zone are limited to the R-overlay zone. See chapter 18.3.13 Residential Overlay.
- B. Dwellings in the E-1 and C-1 zones shall meet all of the following standards, except that dwellings developed under the Transit Triangle (TT) overlay option are not subject to subsection 18.2.3.130.B, below. See section 18.3.14.040 for the allowed uses in the TT overlay.

~~1. Mixed-Use Developments Outside of the Downtown Design Standards Overlay. If there is one building on a site, ground floor residential uses shall occupy not more than 35 percent of the gross floor area of the ground floor. Where more than one building is located on a site, not more than 50 percent of the total lot area shall be designated for residential uses. At least 65 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.~~

a. Applicability. This subsection, 18.2.3.130.B.1, applies to mixed-use buildings or developments that meet all of the following requirements.

i. Location. The mixed-use building or development shall be located outside of the Downtown Design Standards overlay.

ii. Lot Size. The mixed-use building or development shall be located on a lot that is 10 acres or less in size. Mixed-use developments located on lots greater than 10 acres in size shall be subject to the requirements of subsection 18.2.3.130.B.2, below.

ii. Building Height. The mixed-use building shall be two or more stories in height. Mixed-use buildings that are one story in height are subject to the requirements of subsection 18.2.3.130.B.2, below.

b. Gross Floor Area.

i. One Building. When a planning application is limited to one building, residential uses may occupy up to 65 percent of the gross floor area of the ground floor. At least 35 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.

ii. More Than One Building. When a planning application includes more than one building, the equivalent of at least 35 percent of the gross floor area of the ground floor for all buildings shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.

c. Residential uses shall be subject to the same setback, landscaping, and design standards as for permitted uses in the underlying zone.

Commented [mh1]: This subsection is new and applies to C-1 and E-1 zoned areas located outside of the Downtown Design Standards overlay. Reduces the ground floor requirement for nonresidential uses from 65% to 35%.

Housing Capacity Analysis (HCA)

Strategy 1.3: Identify opportunities to increase allowances for residential uses on the ground floor of buildings within commercial and employment zones.

- d. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.
2. Mixed Use Developments Inside the Downtown Design Standards Overlay, Large Lots and One-Story Mixed-Use Buildings. Residential densities shall not exceed 15 dwelling units per acre in the E-1 zone, 30 dwelling units per acre in the C-1 zone, and 60 dwelling units per acre in the C-1-D zone. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.
- a. Applicability. This subsection, 18.2.3.130.B.2, applies to mixed-use buildings and developments located in the Downtown Design Standards Overlay. In addition, this subsection applies to mixed-use buildings and developments located on lots that are greater than 10 acres in size and to one-story mixed-use buildings, whether the lot or building is located inside or outside the Downtown Design Standards overlay.
- i. Location. Mixed-use buildings and developments located in the Downtown Design Standard overlay shall be subject to the requirements of this subsection.
- ii. Lot Size. Mixed-use buildings and developments located on lots greater than 10 acres in size shall be subject to the requirements of this subsection.
- iii. Building Height. Mixed-use buildings that are one story in height shall be subject to this subsection.
- b. Gross Floor Area.
- i. One Building. When a planning application is limited to one building, residential uses may occupy up to 35 percent of the gross floor area of the ground floor. At least 65 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.
- ii. More Than One Building. When a planning application includes more than one building, the equivalent of at least 65 percent of the gross floor area of the ground floor for all buildings shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.
3. Residential uses shall be subject to the same setback, landscaping, and design standards as for permitted uses in the underlying zone.
4. Off-street parking is not required for residential uses in the C-1-D zone.
5. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.

Chapter 18.2.6 – Standards for Non-Residential Zones

18.2.6.030 Unified Standards for Non-Residential Zones

Table 18.2.6.030 – Standards for Non-Residential Zones (Except as modified under chapter 18.5.5 Variances.)				
Standard	C-1	C-1-D	E-1	M-1
Residential Density ⁴ (dwelling units/acre)	30 du/ac	60 du/ac	15 du/ac	NA
⁴ where allowed per section 18.2.3.130; within E-1 zone, per R-Overlay (see chapter 18.3.13 Residential Overlay).				
Floor Area Ratio (FAR)¹				
Minimum	.5	.5	.5	.5
Maximum	1.5	NA	1.5	NA
¹ Plazas and pedestrian areas shall count as floor are for the purposes of meeting the minimum FAR.				
Lot Area, Width, Depth Lot Coverage	There is no minimum lot area, width or depth, or maximum lot coverage; or minimum front, side or rear yard, except as required to comply with the special district and overlay zone provisions of part 18.3 or the site development and design standards of part 18.4.			
Setback Yards (feet)	There is no minimum front, side, or rear yard required, except where buildings on the subject site abut a residential zone, in which case a side of not less than 10 ft and a rear yard of not less than 10 ft per story is required. The solar setback standards of chapter 18.4.8 do not apply to structures in the C-1-D zone. Except for buildings within 100 feet of a residential zone, the solar setback standards of chapter 18.4.8 do not apply to structures in the C-1 zone. See also section 18.2.4.030 Arterial Street Setback.		There is no minimum front, side, or rear yard, except 20 ft where adjoining a residential zone.	
Building Height ^{2&3} – Maximum (feet)	40 ft, except: - Buildings greater than 40 ft and less than 55 ft are permitted in C-1-D zone with approval of a Conditional Use Permit. -Where located more than 100 feet from a residential zone, buildings greater than 40 ft and less than 55 ft are permitted in C-1 zone with approval of a Conditional Use Permit.		40 ft	
² See definition of “height of building” in section 18.6.1.030.				
³ Parapets may be erected up to five feet above the maximum building height; see also, 18.4.4.030.G.4 for mechanical equipment screening requirements, and 18.5.2.020 for Site Design Review for mechanical equipment review process.				

Commented [mh2]: Housing Capacity Analysis

- Strategy 2.2: Evaluate opportunities incentivize smaller units through amendments to allowable densities.
- Strategy 2.4: Evaluate increasing allowances for residential dwellings in commercial and employment zones, such as allowing an increased amount of residential uses in ground floor commercial spaces.

Commented [mh3]: Replaces maximum densities in the non-residential zones with a floor area ratio. Buildings in the downtown, C-1-D, currently are 2.0 FAR and greater because the buildings occupy most or all of the lot.

Table 18.2.6.030 – Standards for Non-Residential Zones (Except as modified under chapter 18.5.5 Variances.)				
Standard	C-1	C-1-D	E-1	M-1
Landscape Area – Minimum ⁴ (% of developed lot area)	15%	None, except parking areas and service stations shall meet the standards of chapters 18.4.3 Parking, Access, and Circulation, and 18.4.4 Landscaping, Lighting, and Screening.	15%	10%
⁴ Plazas and pedestrian areas may also be applied toward meeting the landscaping area requirement but shall not constitute more than 50% of the required area.				

Chapter 18.3.13 – Residential Overlay

18.3.13.010 Residential Overlay Regulations

- A. Purpose.** The Residential overlay is intended to encourage a concentration and mix of businesses and housing that provides a variety of housing types, supports resource and energy conservation, and promotes walking, bicycling, and transit use.
- B. Applicability.** The Residential overlay applies to all property where 'Residential Overlay' (R) is indicated on the Zoning map.
- C. Requirements.** ~~The Dwellings in the Residential overlay requirements are as follows shall meet the applicable standards in section 18.2.3.130, except that dwellings developed under the Transit Triangle (TT) overlay option are not subject to subsection 18.3.13.010 C, below. See section 18.3.14.040 for the allowed uses in the TT overlay or 18.3.14.040 for the TT overlay.~~
- ~~1. Mixed-Use Developments. If there is one building on a site, ground floor residential uses shall occupy not more than 35 percent of the gross floor area of the ground floor. Where more than one building is located on a site, not more than 50 percent of the total lot area shall be designated for residential uses. At least 65 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.~~
 - ~~2. Residential densities shall not exceed 15 dwelling units per acre. For the purpose of density calculations, units of less than 500 square feet of gross habitable floor area shall count as 0.75 of a unit.~~
 - ~~3. Residential uses shall be subject to the same setback, landscaping, and design standards as for permitted uses in the E-1 District.~~

18.3.14.040 Allowed Uses

- A. Uses Allowed in TT Overlay.** Allowed uses are determined by the base zone and in accordance with section 18.2.2.030, except as provided for in this chapter. Notwithstanding the provisions of chapter 18.2.2 Base Zones, section 18.3.14.040 includes additional allowed uses, use restrictions and prohibited uses within the TT overlay.
- B. Mixed-Use.** Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

Table 18.3.14.040 – Transit Triangle (TT) Overlay Uses Allowed by Base Zone ²					
	Zones				
	C-1	E-1	R-2	R-3	Special Use Standards
A. Residential					
Multifamily dwelling, rental	PS	PS	P	P	Sec. 18.3.14.040.C.1 for C-1 and E-1 zone
Multifamily dwelling, for purchase	N	N	N	N	
B. Commercial					
Hotel/Motel	N	N	N	N	
Travelers' Accommodation	N	N	N	N	
Commercial Retail Sales and Services, except Outdoor Sales and Services	Per 18.2.2.030	Per 18.2.2.030	S	S	Sec. 18.3.14.040.C.2
Office	Per 18.2.2.030	Per 18.2.2.0e0	S	S	Sec. 18.3.14.040.C.2
Restaurants	Per 18.2.2.030	Per 18.2.2.030	S	S	Sec. 18.3.14.040.C.2

²Key: P = Permitted Uses; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.

- C. Special Use Standards.** The uses listed as “Permitted with Special Use Standards (S)” in Table 18.3.14.040, above, are allowed provided they conform to the requirements of this section and the requirements of chapter 18.5.2 Site Design Review.
 1. Residential Uses in the C-1 and E-1 zones. Residential uses in the C-1 and E-1 zones provided all of the following standards are met.
 - ~~a. **One Building.** In the C-1 and E-1 zones, when a planning application is limited to one building, residential uses may occupy up to 65 percent of the gross floor area of the ground floor. At least 35 percent of the gross floor area of the ground floor shall be designated for permitted uses and uses permitted with special use standards, not including residential uses.~~
 - ~~b. **More Than One Building.** When a planning application includes more than one building, the equivalent of at least 35 percent of the gross floor area of the ground floor for all buildings shall be designated for permitted uses and uses~~

~~permitted with special use standards, not including residential uses.~~

- a. Site Design Review. A building or group of buildings including residential uses in the C-1 and E-1 zones developed under the TT option shall be considered mixed-use development for the purposes of Site Design Review in section 18.5.2.020 and subject to section 18.4.2.040 Non-Residential Uses as well as any applicable overlay zones in accordance with chapter 18.3.12 Site Development and Design Overlays.
 - b. Residential Overlay. Dwellings in the E-1 zone are limited to the R-overlay zone. See chapter 18.3.13 Residential Overlay.
 - c. Lot Size and Building Height. This section shall apply to lots that are 10 acres or less in size and to buildings that are two or more stories in height.
 - d. Construction Timing. This subsection, 18.3.14.040.C.1, applies to new buildings constructed after the DATE of Ordinance (Ord. ###). For the purpose of this section, new buildings are defined as determined under the Building Code.
 - e. Gross Floor Area. Residential uses may occupy up to 100 percent of the gross floor area of the ground floor in developments including one building or more than one building.
 - f. Commercial-Ready Space. The ground floor of buildings governed by this section must be developed as either commercial or commercial-ready space by complying with the following standards.
 - i. A minimum of 35 percent of the gross floor area of the ground floor space must be constructed as commercial or commercial-ready space to accommodate nonresidential uses.
 - ii. If residential uses are provided immediately above the ground floor level, horizontal occupancy separation must be provided to accommodate future commercial occupancies as required by the Oregon Structure Specialty Code at the time of construction.
 - iii. The ground floor must have an interior height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the floor above.
2. Commercial Uses in the R-2 and R-3 Zones. The commercial uses described in Table 18.3.14.040, above, are allowed provided all of the following standards are met.
 - a. The maximum gross floor area occupied shall be 60 square feet for every residential dwelling unit developed on site.

Commented [mh4]: Changes the requirement in the Transit Triangle (TT) overlay from 35% of the ground floor in non-residential uses to allowing 100% of the ground floor in residential uses with a portion built as commercial-ready space.

Commented [mh5]: 35% of the ground floor is required to constructed commercial-ready space. 35% is used because that is the required amount of the ground floor that is currently require in the TT overlay to be in non-residential uses (e.g., office, retail, restaurant, services, etc.)

18.3.14.060 Site Development and Design Standards

New development is subject to Site Design Review under chapter 18.5.2, and must comply with site development and design standards in part 18.4 and section 18.3.14.060, below.

A. C-1 and E-1 zones. Development under the TT overlay option and located in the C-1 and E-

1 zones are subject to the following standards.

1. **Building Mass.** Building facades within 25 feet of a residential zone or facing a street shall meet one of the following standards to reduce building mass. This standard applies along the perimeter of the development and shall not apply between buildings or lots within a development. See minimum side or rear yard requirement for buildings abutting a residential zone in table 18.3.14.050.
 - a. Incorporate a step back of ten feet for that portion of a building which is over 25 feet or two stories in height, whichever is greater. The building step back requirement does not apply to parapets. See Figure 18.3.14.060.A.1.a.
 - b. Buildings over 25 feet or two stories in height shall incorporate offsets, jogs, or other distinctive changes on building facades within 25 feet of a residential zone or facing a street.

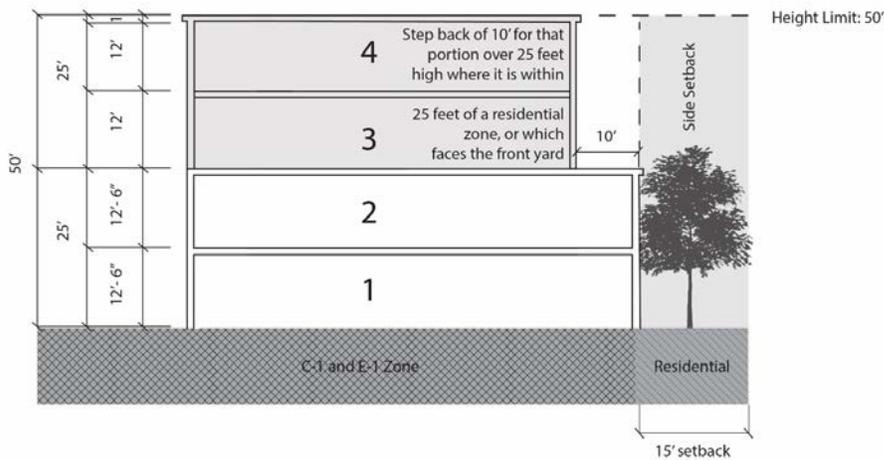


Figure 18.3.14.060.A.1.a

B. R-2 and R-3 zones. Development under the TT overlay option and located in the R-2 and R-3 zones are subject to the following standards.

1. **Detail Site Review Standards.** Lots with frontage on Ashland Street shall be subject to the building placement, orientation, and design standards in section 18.4.2.040, including the Detailed Site Review Standards. The area subject to this section shall be 150 feet in depth and the width of the subject lot. The depth of the regulated area shall be measured perpendicular to the lot line that parallels Ashland Street.
2. **Sidewalk Setback.** Mixed-use buildings shall be setback not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or

outside eating areas, or for a required public utility easement.

3. Minimum FAR and Plazas. Mixed-use developments shall have a minimum Floor Area Ratio (FAR) of .50. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Projects including existing buildings or vacant parcels of one-half an acre or greater in size shall achieve the required minimum FAR or provide a shadow plan that demonstrates to the approval authority how development may be intensified over time to meet the required minimum FAR.
4. Building Mass. Building facades within 25 feet of a residential zone or facing a street shall meet one of the following standards to reduce building mass. This standard applies along the perimeter of the development and shall not apply between buildings or lots within a development. See minimum side or rear yard requirement for buildings abutting a residential zone in table 18.3.14.050.
 - a. Incorporate a step back of ten feet for that portion of a building which is over 25 feet or two stories in height, whichever is greater. The building step back requirement does not apply to parapets. See Figure 18.3.14.060.B.4.a.
 - b. Buildings over 25 feet or two stories in height shall incorporate offsets, jogs, or other distinctive changes on building facades within 25 feet of a residential zone or facing a street.

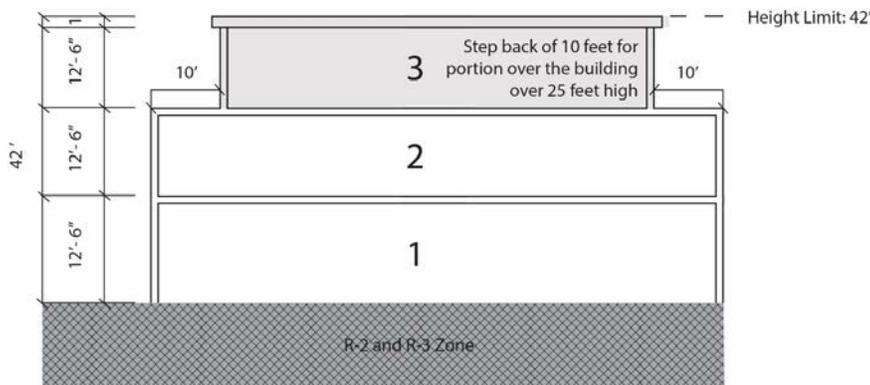


Figure 18.3.14.060.B.4.a

- C. **Parking Ratios.** Properties developed under the TT overlay option are subject to the standard requirements of chapter 18.4.3 Parking, Access, and Circulation, except as provided by subsection 18.4.3.030.C, below.
 1. ~~Multi-family Dwellings. The minimum number of off-street automobile parking spaces required for multi-family dwelling units for development under the TT overlay option are as follows.~~

- ~~a. Units less than 800 sq. ft. -- 1 space/unit.~~
- ~~b. Units greater than 800 sq. ft. and less than 1000 sq. ft. -- 1.5 spaces/unit.~~
- ~~c. Units greater than 1,000 sq. ft. -- 2.00 spaces/unit.~~

21. Retail Sales and Services, Offices, and Restaurants. The required off-street parking spaces may be reduced up to three parking spaces for retail sales and services, general office, or restaurant uses. The maximum reduction under this subsection is three parking spaces per building.

D. Availability of Parking Facilities. For properties developed under the TT overlay option, required off-street automobile parking spaces shall be available for use by residents, customers, and employees, and shall not be limited in use by hours or type of user through signage or other legal instrument. Required off-street automobile parking shall not be used for the storage or display of vehicles or materials.

Chapter 18.4.3 – Parking, Access, and Circulation

18.4.3.040 Parking Ratios

Except as provided by section 18.4.3.030, the standard ratios required for automobile parking are as follows. Fractional spaces shall be rounded up to the next whole number. See also, accessible parking space requirements in section 18.4.3.050.

Table 18.4.3.040 – Automobile Parking Spaces by Use	
Use Categories	Minimum Number of Parking Spaces per Land Use (Based on Gross Floor Area; fractional spaces are rounded up to next whole number.)
Residential Categories	See definition of dwelling types in section 18.6.1.030.
Single-family Dwelling	2 spaces for detached dwelling units and the following for attached dwelling units. <ul style="list-style-type: none"> a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit. b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit. c. 2-bedroom units -- 1.75 spaces/unit. d. 3-bedroom or greater units -- 2.00 spaces/unit.
Accessory Residential Units	No additional parking spaces required. See definition of accessory residential unit in section 18.6.1.030.
Duplex	<ul style="list-style-type: none"> a. 2 spaces per duplex meeting the standards in section 18.2.3.110. See definition of duplex in section 18.6.1.030. b. Use multifamily dwelling parking ratio for duplex not meeting the standards of section 18.2.3.110. See definition of duplex in section 18.6.1.030.
Multifamily Dwellings	a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit.

Table 18.4.3.040 – Automobile Parking Spaces by Use	
Use Categories	Minimum Number of Parking Spaces per Land Use (Based on Gross Floor Area; fractional spaces are rounded up to next whole number.)
	<p>b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit.</p> <p>c. 2-bedroom units -- 1.75 spaces/unit.</p> <p>d. 3-bedroom or greater units -- 2.00 spaces/unit.</p> <p>a. Units less than 800 sq. ft. – 1 space/unit.</p> <p>b. Units greater than 800 sq. ft. and less than 1,000 sq. ft. – 1.50 spaces/unit.</p> <p>c. Units greater than 1,000 sq. ft. – 2.00 spaces/unit.</p> <p>ed. Retirement complexes for seniors 55-years or greater -- 1 space per unit.</p> <p>f. Transit Triangle (TT) overlay option developments, see chapter 18.3.14.</p>
Cottage Housing	<p>a. Units less than 800 sq. ft. -- 1 space/unit.</p> <p>b. Units greater than 800 sq. ft. and less than 1,000 sq. ft. -- 1.50 spaces/unit.</p> <p>c. Units greater than 1,000 sq. ft. -- 2.00 spaces/unit.</p> <p>d. Retirement complexes for seniors 55-years or greater -- 1 space per unit.</p>
Manufactured Housing	Parking for a manufactured home on a single-family lot is the same as a Single-family Dwelling; for Manufactured Housing Developments, see sections 18.2.3.170 and 18.2.3.180.
Performance Standards Developments	See chapter 18.3.9.
Commercial Categories	
Auto, boat or trailer sales, retail nurseries and other outdoor retail uses	1 space per 1,000 sq. ft. of the first 10,000 sq. ft. of gross land area; plus 1 space per 5,000 sq. ft. for the excess over 10,000 sq. ft. of gross land area; and 1 space per 2 employees.
Bowling Alleys	3 spaces per alley, plus 1 space for auxiliary activities set forth in this section.
Chapels and Mortuaries	1 space per 4 fixed seats in the main chapel.
Hotels	1 space per guest room, plus 1 space for the owner or manager; see also, requirements for associated uses, such as restaurants, entertainment uses, drinking establishments, assembly facilities.
Offices	General Office: 1 space per 500 sq. ft. floor area. Medical/Dental Office: 1 space per 350 sq. ft. floor area.
Restaurants, Bars, Ice Cream Parlors, Similar Uses	1 space per 4 seats or 1 space per 100 sq. ft. of gross floor area, whichever is less.
Retail Sales and Services	General: 1 space per 350 sq. ft. floor area. Furniture and Appliances: 1 space per 750 sq. ft. floor area.
Skating Rinks	1 space per 350 sq. ft. of gross floor area.

Commented [mh6]: Housing Capacity Analysis (HCA) Strategy 1.4: Evaluate decreasing multifamily parking requirements.

Table 18.4.3.040 – Automobile Parking Spaces by Use	
Use Categories	Minimum Number of Parking Spaces per Land Use (Based on Gross Floor Area; fractional spaces are rounded up to next whole number.)
Theaters, Auditoriums, Stadiums, Gymnasiums and Similar Uses	1 space per 4 seats.
Travelers' Accommodations	1 space per guest room, plus 2 spaces for the owner or manager.
Industrial Categories	
Industrial, Manufacturing and Production, Warehousing and Freight	1 space per 1,000 sq. ft. of gross floor area, or 1 space for each 2 employees whichever is less, plus 1 space per company vehicle.
Institutional and Public Categories	
Aircraft Hangar - Ashland Municipal Airport	One space per hangar or one space per four aircraft occupying a hangar, whichever is greater. Parking spaces shall be provided within the hangar or within designated vehicle parking areas identified in the adopted Ashland Municipal Airport Master Plan.
Clubs, Fraternity and Sorority Houses; Rooming and Boarding Houses; Dormitories	2 spaces for each 3 guest rooms; in dormitories, 100 sq. ft. shall be equivalent to a guest room.
Daycare	1 space per two employees; a minimum of 2 spaces is required.
Golf Courses	Regular: 8 spaces per hole, plus additional spaces for auxiliary uses.
	Miniature: 4 spaces per hole.
Hospital	2 space per patient bed.
Nursing and Convalescent Homes	1 space per 3 patient beds.
Public Assembly	1 space per 4 seats
Religious Institutions and Houses of Worship	1 space per 4 seats.
Rest Homes, Homes for the Aged, or Assisted Living	1 space per 2 patient beds or 1 space per apartment unit.
Schools	Elementary and Junior High: 1.5 spaces per classroom, or 1 space per 75 sq. ft. of public assembly area, whichever is greater
	High Schools: 1.5 spaces per classroom, plus 1 space per 10 students the school is designed to accommodate; or the requirements for public assembly area, whichever is greater
	Colleges, Universities and Trade Schools: 1.5 spaces per classroom, plus 1 space per five students the school is designed to accommodate, plus requirements for on-campus student housing.
Other Categories	
Temporary Uses	Parking standards for temporary uses are the same as for primary uses, except that the City decision-making body may reduce or waive certain development and designs standards for temporary uses.