

ATTACHMENT - B
S. LAKE AVENUE PARKING CREDIT DISTRICT PROGRAM GUIDELINES

ELIGIBILITY FOR ZONING CREDIT PARKING SPACES

Eligibility for Zoning Credit Parking Spaces is as follows:

1. Owners of buildings in the S. Lake Avenue Parking Credit District are eligible.
2. Buildings will not qualify to apply for zoning credits if there is sufficient parking on site or if parking is being met off-site;
3. Zoning credits will not apply to new construction or additions;
4. Zoning credits will be available only for the conversion of the ground floor space or space associated with a ground floor (such as a mezzanine);
5. The following uses are not eligible:
 - a. Fast food restaurants;
 - b. Formula fast food restaurants;
 - c. Clubs, lodges, private meeting halls;
 - d. Electronic game centers;
 - e. Medical offices; and
 - f. Personal improvement services - health or physical fitness clubs
6. The following types of buildings are not eligible:
 - a. Buildings that are more than two stories;
 - b. Buildings that are more than 50,000 square feet;
 - c. Buildings locate in Planned Development (PD- 24 - South Lake Avenue Development).

PROCEDURES FOR OBTAINING ZONING CREDIT PARKING SPACES

1. Applications will be processed on a first come basis.
2. An application for zoning credit parking spaces are to be completed in full, signed, and submitted to the Director of Planning and accompanied by a processing fee established by resolution of the City Council.

3. A separate application is required for each rehabilitation, change in use, business expansion, change of occupancy, new project, and/or other activity for which zoning credit parking spaces are requested to satisfy parking requirements of the Zoning Code.
4. The number of zoning credit parking spaces required for each Project will be determined by the Zoning Administrator.

EXECUTION OF ZONING CREDIT PARKING CONTRACTS

Zoning credit parking contracts are to be executed at the time the zoning credits are granted by the City to the Applicant. After a zoning credit parking contract is executed between the City and the Applicant, the Applicant will have an entitlement to the specified number of zoning credit parking spaces that can be applied to meet the City's parking requirements for the project under the terms and conditions of these Guidelines, duly adopted procedures and the zoning credit parking contract. Building permits for which a zoning credit parking contract is required will not be issued until the contract has been fully executed.

COST OF ZONING CREDIT PARKING SPACES

An application for zoning credit parking spaces shall pay the fee established in the General Fee Ordinance. Fees for outstanding credits have been established by contract. In order to maintain zoning credit parking spaces under a new contract, the Applicant will be required to pay an annual fee for each zoning credit parking space. The amount of the required annual fee as of August 8, 2012 is \$229 per credit with an annual escalation factor applied on a compound basis on August 8th of each successive calendar year.