

# What have other communities done to modernize their parking ordinances?

## Lincoln's Proposal

- Elimination of minimum parking requirements for most commercial and industrial zoning districts.
- Maintaining existing minimum parking requirements in residential districts and commercial districts typically found in close proximity to neighborhoods.

According to the Parking Reform Network over 50 communities in the United States have completely eliminated minimum parking requirements for automobiles and over 200 have enacted some level of parking reform to reduce the amount of required spaces. This number includes many midwestern communities with similar circumstances as Lincoln.

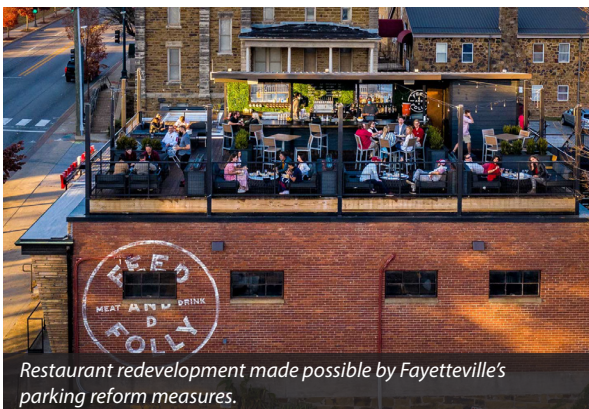


## Fayetteville, Arkansas (2015)

- Fayetteville is similar to Lincoln in that they are a mid-size community (95,000 residents) with a major public university. They were one of the first communities to eliminate minimum parking requirements on a large scale.
- Reform Measures: Elimination of minimum parking requirements for all commercial and industrial districts. Most commercial and industrial districts now have maximum parking limits for automobiles. Applicant must provide a statement indicating how they propose to provide adequate parking.

### Results:

- Several properties in their urban core have been redeveloped, when in the past they wouldn't have met on-site parking standards. These are sites with ample on-street parking to accommodate their demand without impacting neighbors.
- Some new suburban commercial developments have provided less on-site parking.
- Overall results are described as "anti-climactic." In general the reductions in supplied parking have been incremental. They have received very few complaints related to spillover parking from neighboring businesses.



Restaurant redevelopment made possible by Fayetteville's parking reform measures.

## Buffalo, New York (2017)

- Buffalo was the first major city to completely eliminate minimum parking requirements. Buffalo is a useful case study for Lincoln because it shows how the development community adapts to the elimination of required parking.
- Reform Measures: Required parking minimums eliminated citywide. Major developments are required to submit a transportation demand management plan.

### Results:

- Buffalo was studied for an academic article in the Journal of the American Planning Association.
- Over the first two years, 47% of major developments (17 projects) included fewer parking spaces than previously permissible. This added up to 1,014 fewer parking spaces.
- Developers continued to provide automobile parking for single-use projects. Aggregate parking spaces from single-use projects exceeded the previous minimum requirements.

## Other Communities

Other communities in the region that have removed commercial parking minimums in recent years include:

- South Bend, Indiana (2021): Eliminated parking requirements for all zoning districts.
- Minneapolis & St Paul, Minnesota (2021): Eliminated parking requirements for all zoning districts and included maximums for some districts.
- Norman, Oklahoma (2021): Eliminated minimum parking requirements for most uses across all zoning districts.
- Ann Arbor, Michigan (2022): Eliminated parking requirements for all zoning districts.
- Lexington, Kentucky (2022): Eliminated parking requirements for all zoning districts.