
20.14.050 Parking requirements and standards.

- D. Off-street parking. Off-street parking ~~minimums regulations~~ shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952. ~~The boundaries of Improvement District No. 3 shall and~~ also include all property ~~designated under within~~ the Downtown, Uptown, and Surrounding Neighborhoods Master-2015 Plan ~~boundary as depicted in Exhibit A. and as amended.~~

20.14.070 Parking reductions.

- B. New Development in Redevelopment Areas. Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:
1. That the structure(s) is located within one of the following redevelopment areas: the ~~downtown Downtown, Uptown and Surrounding Neighborhoods Plan~~ area ~~(defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street) as depicted in Exhibit A of Section 20.14.050.D. and as amended,~~ and any other redevelopment area or transit oriented development corridor as may be recommended by the city plan commission and approved by the city council;
 2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and
 3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

Exhibit A

