

## CHAPTER 7

# PARKING INVENTORY

A parking inventory has been prepared for the 8 sub-areas to determine if there is adequate or excessive parking in the Study Area. The parking inventory analyzes the total commercial building square footage in each study area (excluding new and used car lots), provides the approximate number of parking spaces, and determines if the number of parking spaces complies with the Boone County Zoning Regulations. The zoning regulations typically require individual retail stores or retail centers to provide 1 parking space per 250 square feet of building and restaurants to provide 1 space per every 2 seats. Approximate building square footages were obtained from Boone County G.I.S. and approximate parking stall calculations were obtained by doing hand counts of individual parking lots from 2007 and 2009 aerial photographs. The “parking spaces required” column in the chart below is treating all buildings and tenant spaces as general office or retail uses and does not contemplate restaurant uses. Lastly, it is important to note that a change was made to the 2002 zoning regulations which imposed a maximum parking standard for developments. The maximum parking count on a site is now permitted to be up to 30% greater than the required number unless a parking study is approved by the Zoning Administrator. Most developments on Mall Road were constructed before the maximum parking standard was written into the zoning regulations.

SUB-AREA	TOTAL OFFICE/RETAIL BUILDING SQUARE FOOTAGE	NUMBER OF EXISTING OFFICE/RETAIL PARKING STALLS	RATIO OF EX. PARKING SPACES TO BUILDING SQ. FOOTAGE	PARKING SPACES REQUIRED PER ZONING REGS. (1 SPACE/250 SQ. FEET)
1	110,631	838	1:132	443
2	1,215,733	6,289	1:193	4,863
3	176,171	577	1:305	705
4	57,290	317	1:181	230
5	93,199	396	1:235	273
6	517,499	2,414	1:214	2,070
7	N/A	N/A	N/A	N/A
8	582,989	2,883	1:202	2,332
TOTAL	2,753,512	13,714	1:201	11,014

## **General Observations**

1. With the exception of sub-area 3, greater parking is provided than is required by Article 33 of the Boone County Zoning Regulations.
2. With the exception of the Christmas holiday season, the larger commercial strip centers and Florence Mall seem to have a tremendous amount of parking available during business hours. Consideration should be given to revising the parking standards and shared parking requirements for these large multi-tenant buildings.