

# TANDEM PARKING



Planning Commission

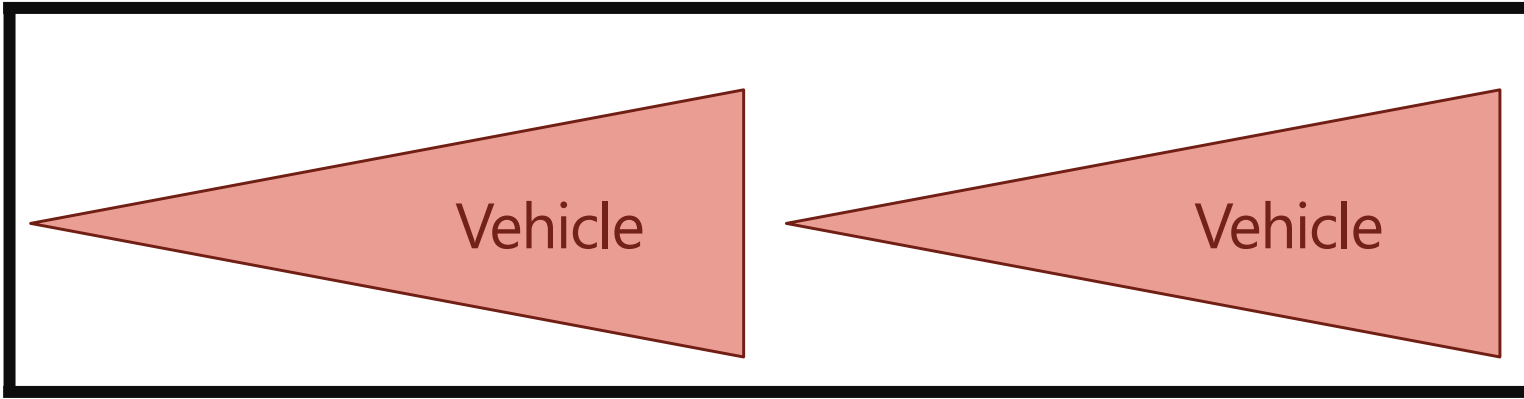
June 22, 2021

# Tandem Parking

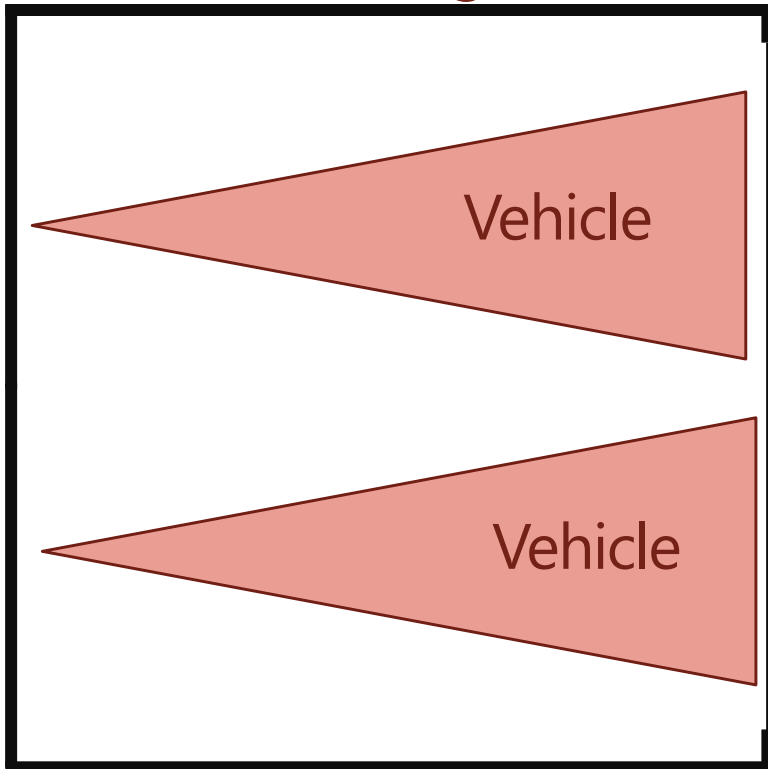
- Typical tandem parking definition:

“an off-street parking stall arrangement, not more than two spaces in depth, wherein one space is located directly in front of another space and requires the moving of the rear vehicle in order for another vehicle”

## Tandem Parking



## Standard Parking



# Existing Codes

- 9-1E-2.I: Tandem Parking for Multi-Family
  - Cannot be more than 30% of total spaces
  - Only allowed for studio, 1-, or 2-bedroom units
  - Tandem spaces assigned to same unit
  - Can be used for 3<sup>rd</sup> space
- 9-3-3: Tandem parking prohibited for condo conversions
- 9-1G-22 & 9-1G-32: Tandem parking not allowed for guest spaces

# The Issue

- Parking is key to determining site layout and density



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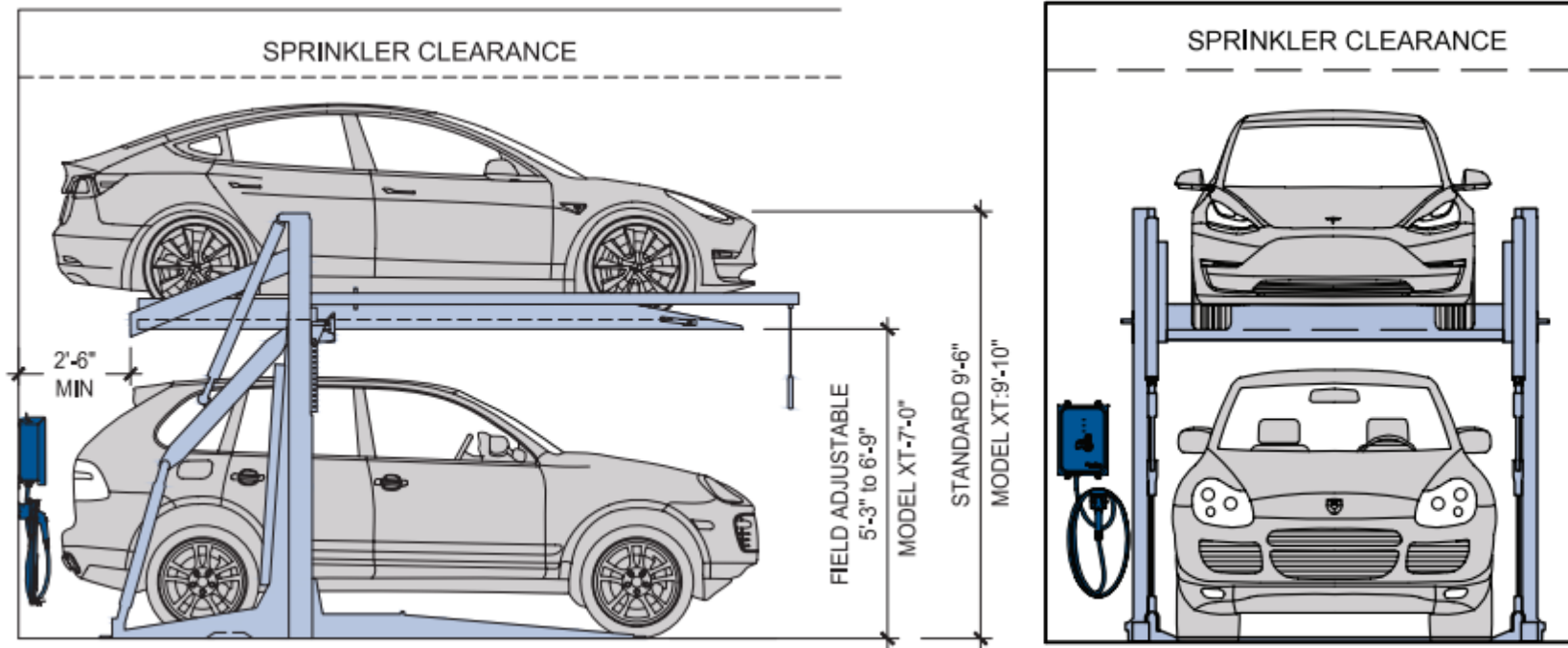


# The Issue

- Parking is key to determining site layout and density
- Parking can be an impediment to meeting housing goals

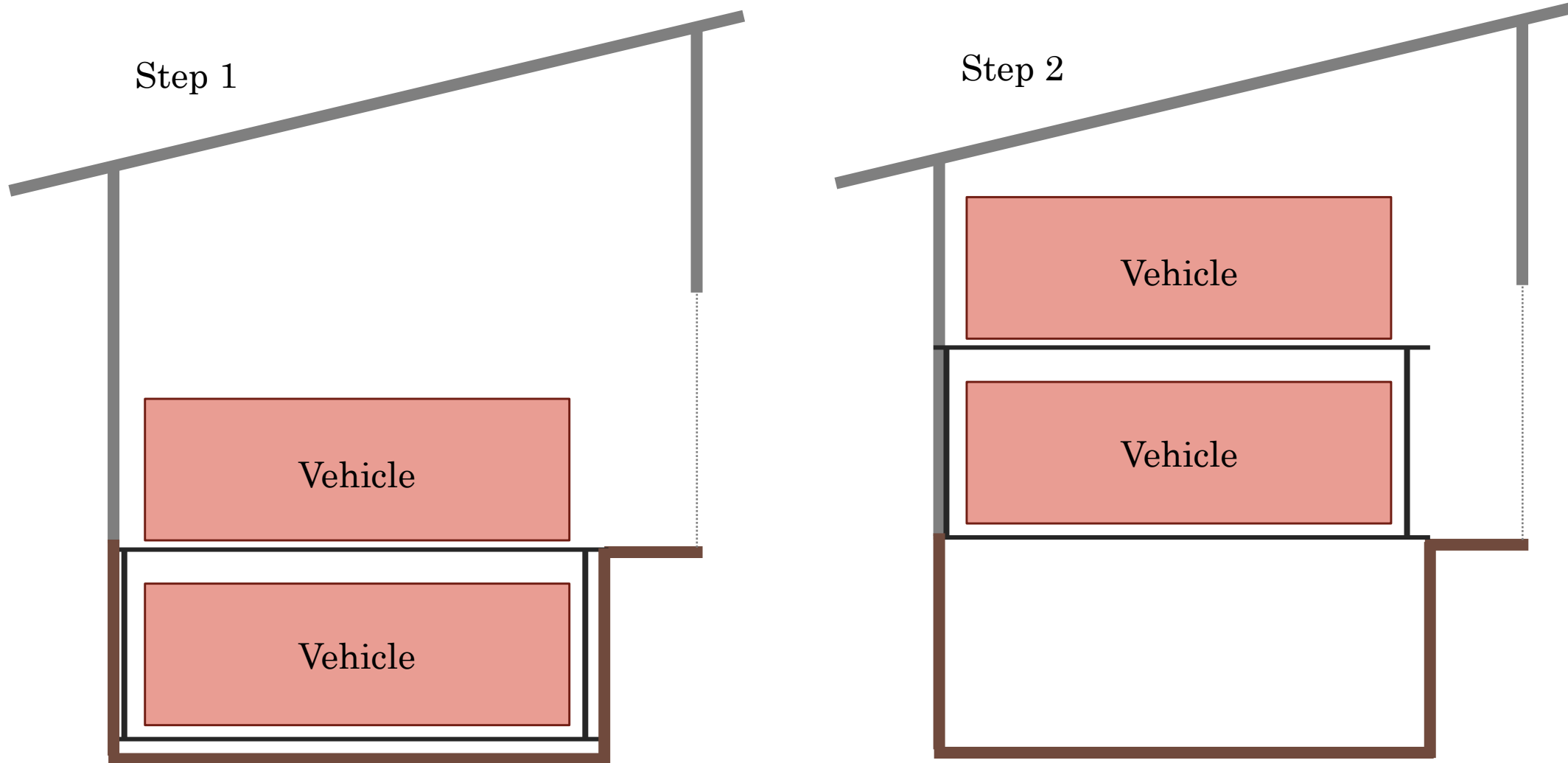


# Vertically Stacked Tandem



- Provides even more flexibility in site planning
- Requires bottom car to be removed to remove top car
- Developers adverse to added cost and risk

# Non-Tandem Vehicle Elevators



- One car can be removed from the garage without driving the other car & efficient use of land
- Expensive, involves risk, and unknown design implications
- Example - <https://vasari-lifts.com/underground-garage-lift-2/>

# Possible Direction & Solutions

- Interpret vehicle elevators as “not tandem”
- Code limits tandem to 30% of total spaces
  - Interpret this to mean just the parking space that is blocked.
- Consider code change to:
  - Eliminate maximum amount of tandem parking for multi-family condominiums
  - Remove prohibition on tandem parking in condo conversions

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