

Parking Overlay District Primer

Note that the OCC is only investigating the pros/cons of implementing such an overlay, hence why there will be meetings to discuss this and the city public staff conference - to gather input and will decide based on that.

What is a Parking Overlay District?

- The city has zoning code that sets what the minimum number of parking spaces a business must provide, based on the amount of square footage of their business.
- Businesses that existed before the current code was passed are grandfathered in, and do not have to deal with such minimums.
- This means any new business looking to open must normally meet these minimums or ask for a variance to allow them to have fewer spaces. Approval of such variances are hit/miss, often with other surrounding businesses and/or the city opposing them. Some Oakley examples:
 - MashRoots, a local unique Caribbean restaurant wanted to open in building where Wingstop is. OCC approved it, city denied it. They opted to open in College Hill.
 - Former funeral home @ Madison & Markbreit, Tap & Screw Brew pub wanted to open there, needed a variance for 2 parking spaces, OCC supported them but several local business owners opposed and the city denied it. Space has been vacant for years now.
 - Former owner of 20th Century/Laundromat would like to have converted the laundromat to a bar/cafe, so would have needed variances. But those properties were sold, and now the new owner faces the same limitation - because incoming business would be a change from the previous type of business.
- If a new business is of the same type of business that they would be replacing, and the older business was grandfathered in, the new business would also be grandfathered in.
 - Example: The Oakley Fish House, which replaced Habits, did not have to meet parking minimums because they the same type of business.
- A parking overlay district would remove those parking minimums within the boundaries of the overlay district. This would allow more businesses to consider opening in Oakley where they don't now. The actual boundaries would be drawn by us, those in the image above are just one person's suggestion.
- Left as is, Oakley is limited in the types of businesses it can attract to open here, which impacts ability to grow our business district and bring in local/diverse types of businesses. What we get is situations like mentioned above, and you get a business HQ moving into the former Millett furniture store - nothing against Dewey's, but that such a unique space and it could have been something so much cooler if the parking minimums not in place. It would also help us avoid situations where a business buys a building solely for the parking spaces allocated to it - the former dentist office between Dewey's & the former funeral home, which now sits vacant.
- But there are legitimate concerns from adjacent residents regarding spillover parking on their streets, and from businesses who have their own parking (or paid arrangements) and are worried there be issues there.
- Goal is to have the tough conversations around this and make the decision that's best for the community going forward.

Parking Overlay Feedback: <https://oakleynow.com/Parking-Overlay-Feedback/>