

# Residentially Zoned Surface Parking Lots

## Introduction

[Section 9.31.197](#) of the Zoning Ordinance establishes special standards for the development of multiple-unit dwelling projects on surface parking lots in residential zones.



## Key Provisions

- **Protection of Existing Units:** To be eligible for these special standards, the project cannot remove existing dwelling units.
- **Parcel Consolidation:** Residentially zoned parcels eligible that are associated with commercial uses are exempt from parcel consolidation restrictions.
- **Development Incentives:** Multiple-unit dwelling projects on residentially zoned surface parking lots are eligible for the following development incentives:
  - **Maximum Allowable Density** – Number of units allowed are based on unit density for the underlying residential district (i.e., no cap on maximum number of units). For parcels zoned R1, maximum allowable density shall be calculated based on 1 unit per 2,000 square feet of parcel area, or four units, whichever is greater.
  - **Minimum Interior Side Setback** – None required when parking lot redeveloped together with adjacent commercial parcel.
  - **Daylight Plane** – When developed with adjacent commercial parcel, no daylight plane required for commercial parcel
  - **Parking** – Any required parking removed must be replaced (50% if existing use is retained).
  - **Access** – Access to parking serving a non-residential use may be taken from the residentially zoned parcel.