

Off-Street Parking Standards

Concept: Retain parking standard of one space per bedroom, but require evidence that spaces are available and sized to meet City parking stall dimensional standards. Parking spaces on underdeveloped streets may extend into the road right-of-way.

STRs in special parking districts (i.e. Nye Beach, Bayfront, City Center) must satisfy parking needs in the same manner as other commercial uses.

Rationale: Parking spaces that are adequately sized and available will be used by tenants, minimizing the chances that guests will illegally park or encroach onto neighboring properties.

Other options:

- Establish an alternative parking standard.
- Require off-street spaces be entirely outside of the road right-of-way (even for underdeveloped streets).
- Subject STRs in special parking areas to a conditional use process if they cannot provide off-street parking (current standard).