

SUBJECT: Parking Structure Setbacks

Date: March 27, 2009

The minimum setback and lot coverage requirements in the zone include any parking structures above grade. If a parking structure does not extend above the adjacent finished grade, the structure does not have to comply with the building setback requirements of the zone. Such a below-grade structure must comply with the minimum parking setback requirements as set forth in the Landscaping, Screening and Lighting Manual. In order to satisfy this requirement, no portion of the structure can be exposed within the minimum setback areas other than the pavement and curbing. Grading to create the appearance of a surface parking area will be allowed if it is not excessive and the resulting slope is manageable.