

LOCAL
IMPLEMENTATION

Implemented on Cape Cod

OVERVIEW

Minimum parking standards for developments on Cape Cod are often higher than necessary, producing an excess of parking. When a significant amount of land must be devoted to parking, it can impact a development or redevelopment project's feasibility by constraining the amount of a property that can be used for active and income-generating uses such as housing, stores, or restaurants. Best practices in parking management promote adopting maximum parking standards (not allowing more than a certain number of spaces to be built) rather than minimum requirements (which allows more than what is required to be built). In downtowns and mixed-use areas, shared parking between uses helps reduce unnecessary parking areas and can enhance walkability between uses. Greater flexibility in parking requirements can allow developers to allocate more resources towards housing construction, possibly enabling the creation of additional units.

CHALLENGES ADDRESSED

- ✓ Not Allowed to Build Multi-family Housing
- ✓ Too Expensive to Build New Housing
- ✗ Too Expensive to Secure or Maintain Housing
- ✗ Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Reduced development costs could enable more housing units to be built
- Less space dedicated to parking provides more opportunity for alternative uses and may lead to increased use of alternative transportation modes
- Redevelopment may be easier if there is no need for additional parking
- Additional potential for green space and natural solutions for stormwater management
- Opportunities to share parking among businesses and developments should be encouraged
- Ensure accessibility is not negatively impacted

RESOURCES

Parking Requirement Impacts on Housing

Affordability - This report by the Victoria Transport Policy Institute provides an analysis of actual vehicle ownership rates and how current residential parking requirements impact housing affordability and lower-income households. It also includes alternatives to current parking requirement models.

A Business Case for Dropping Parking Minimums - This article from the American Planning Association provides examples from across the country of communities that have reduced or eliminated parking minimums, why they made those changes, and potential benefits of reducing or eliminating parking minimums.

CASE STUDY: SANDPOINT, IDAHO

The small mountain resort town of Sandpoint, Idaho (with a population of less than 10,000), eliminated parking minimums in 2009 for its downtown and for the entire town in 2018. Since eliminating the parking minimums, the town has seen several redevelopment projects

that would not have been possible under the previous parking minimum requirements, including a technology startup and brewery.

See more [here](#) and [here](#).

Image: [City of Sandpoint Community Profile, FY 2021](#) on [Opengov.com](#)

