

House Bill 369: Parking Minimums and Parking Width Minimums

- WHAT?:** We aim to empower communities to make cost-effective decisions that support smart growth, reduce unnecessary regulations, protect natural areas, and improve quality of life.
- WHY?:** Many local parking minimums are outdated and costly, limiting development opportunities and negatively impacting community wellbeing and the health of our land, air, and water.
- HOW?:** Support the Parking Lot Reform and Modernization Act to eliminate burdensome vehicular parking minimum ordinances and clarify parking space width requirements.

WHAT ARE PARKING AND PARKING WIDTH MINIMUMS?

Parking Minimums: ordinances that specify the minimum number of off-street parking spaces required for new developments based on their category and size (e.g., 1 space per 500ft of retail space).

Parking Width Minimums: ordinances that mandate minimum parking space dimensions based on vehicle size and configuration (e.g., standard, compact, angled), typically 8-10ft wide and 18-20ft long.

WHY ARE PARKING MINIMUMS HARMFUL?

Parking minimum ordinances are expensive for everyone!

- Minimums impose costs and space allocation on developers and business owners, limiting opportunities and increasing expenses.
- Added development and maintenance costs are often passed on to consumers through higher prices for goods, services, or rent.
- The space required for parking fragments walkable, tight-knit communities, contributing to urban sprawl and car dependence.
- Minimums harm natural areas by increasing impervious surfaces, which in turn raise flood risk, generate heat, worsen air quality, destroy habitat, and contribute to runoff.

WHY IS HB 369 IMPORTANT?

Parking has shaped our communities and way of life by prioritizing cars over people. As North Carolina grows, parking reform is key to responsibly boosting business, affordable goods and housing, public transit and walkability, and health of natural areas for the future.

WHAT DOES HB 369 DO?

HB 369 breaks the cycle of blindly repeating outdated, costly parking requirements without evaluating their impact. By nullifying and outlawing vehicular parking minimums and clarifying vehicular parking width requirements, HB 369 reinstates market-based decisions, fostering new business opportunities, reducing urban sprawl, cutting administrative burdens, and minimizing impervious surface area to reduce flooding and protect natural areas.

FAST FACT!

Building a surface parking space costs \$5,000 to \$10,000, while constructing a space in a parking garage can range from \$25,000 to \$50,000 (Source: Strong Towns). These costs burden developers, business owners, and consumers alike.



Food and Folly before and after Fayetteville, AR banned parking minimums. With parking minimums, the project would have fallen 30 spaces short of the parking requirement.

DID YOU KNOW?

On August 18, 2021, Gastonia, NC removed minimum parking requirements for motorized vehicles, joining over 50 other US cities and towns where such changes have spurred new businesses and revitalized vacant buildings.

How can you help?

Contact Ryan Carter about working on this legislation (ryan.c@catawbariverkeeper.org).

House Bill 369: Floodwater Reduction and Redevelopment

- WHAT?:** We aim to empower local communities to reduce the volume and velocity of floodwater and runoff before it reaches local waterways where it damages property and infrastructure.
- WHY?:** Many buildings in NC predate our awareness of the relationship between runoff and flooding. Addressing runoff during redevelopment reduces flooding in downstream areas.
- HOW?:** Support the Parking Reform and Modernization Act to empower local governments to address runoff during the redevelopment process.

WHAT IS RUNOFF?

Runoff is rain that flows over impervious surfaces, mainly parking lots, instead of being absorbed by the ground. Runoff collects trash and other harmful pollutants, which end up in nearby waterways. The high volume and velocity of water damages downstream communities. In NC, runoff is the leading source of water pollution.

WHY IS RUNOFF HARMFUL?

Following a rain event, runoff rushes into nearby streams at unnaturally high volumes and speeds, carrying pollutants with it.

- **Flooding:** Excess water entering streams causes rapid flooding of nearby waterways and downstream properties and businesses.
- **Erosion:** Fast-flowing water erodes stream banks, damaging property, disrupting aquatic habitats, and increasing flood risk.
- **Pollution:** Pollutants deposited into streams degrade water quality, harm aquatic species, and raise water treatment costs.

WHY IS HB 369 IMPORTANT?

Redeveloping unused or underused buildings, many of which predate current best management practices for runoff management, is crucial to North Carolina's growth. Under current law, communities can not incentive runoff controls on an redevelopment site. This restriction hampers local efforts to reduce flooding and destruction in downstream areas. In order to continue to grow, we must reduce our pollution and flood risk by addressing runoff during the redevelopment process.

WHAT DOES THIS HB 369 DO?

HB 369 allows local communities to incentivize the capture of runoff from preexisting development during the redevelopment process in order to balance strategic business growth with the protection of our waters and communities.



DID YOU KNOW?

1 inch of rainfall on 1 acre of impervious surface generates 27,000 gallons of runoff! That same amount of rainfall on an acre of forested land produces 0 gallons of runoff. This stark difference has dramatic impacts on our streams, rivers, lakes, and communities.

How can you help?

Contact Ryan Carter about working on this legislation (ryan.c@catawbariverkeeper.org).