



B. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:

1. Uses sharing vehicle parking facilities operate at different times of the day or days of the week; or
2. Vehicle parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or
3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;


C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential vehicle parking spaces will provide the required parking for uses because:

1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; or
2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or
3. Such transitional lots are designed to minimize adverse effects on surrounding properties; or
4. Uncovered parking for low- and moderate-income residential developments will be appropriately screened and compatible with the surrounding neighborhood.




D. That the requested parking permit at the location proposed will not adversely impact public street parking that is available for public access and recreation, will preserve public health, safety, and welfare, and will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this LIP.