Downtown Parking Space Lease Policy

Policy Goal: The Town of Stoneville supports mixed use development of two-story downtown B-1 zoned buildings. The Council recognizes the shortage of off-street parking downtown and establishes this policy so a lack of on-site off-street parking does not prevent development of residential units in the downtown B-1 District.

Policy: The Stoneville Town Council may establish up to ten (10) parking spaces in the Town Hall parking lot and/or any future town owned parking lots in the downtown area to satisfy the off-street parking requirements of section 151.105 (D)-(E) of the Stoneville Zoning Ordinance. Parking spaces may be leased to either building owners who develop residential units in their downtown B-1 properties or individuals who rent those residential units under the following conditions:

1. Required parking spaces for the mixed use development of downtown B-1 zoned buildings must be met before a building permit is issued by Town staff.
    a. Owners and/or renters of residential units in downtown B-1 District buildings may reach an agreement with another private property owner with off-street parking to satisfy the requirement. A written and signed parking agreement must be presented with the building permit to satisfy the parking space requirements.
    b. All on-site off-street parking for the building where residential units are being added must be used before an owner or renter may apply for a leased parking space from the Town of Stoneville.
    c. If a property owner does not have on-site parking and does not have a renter identified for a planned residential unit they may execute a lease for the required number of Town leased parking spaces and fees will not begin until construction / remodeling is completed and the residential unit is occupied.
2. Fees for downtown B-1 District residential parking spaces in the Town Hall lot will be set by the Town Council and published at least annually in the Stoneville Schedule of Fees.
3. Leased parking fees must be paid one month in advance with the first two months due when the lease is established with the exception described in section 1 (c) above.
4. The Town will issue a parking sticker which must be displayed on the left rear window of the vehicle assigned to a leased space.
5. B-1 District residential parking spaces will be clearly marked and signed. The sign will also include a warning that vehicles not assigned to the space are subject to being towed at the owner's expense.
6. The Town Council may increase the number of spaces available for downtown B-1 District residential use but must consider overall parking needs of staff and downtown businesses customers in making this decision.