

Repealing Parking Mandates

More Homes & Businesses at Lower Cost, and Still, Plenty of Parking.

What are Parking Mandates?

Parking mandates are zoning rules that legally **require a minimum number of off-street parking to be provided** by any new residential, commercial, or mixed-use building.

Why are cities removing parking mandates?

Removing mandates gives builders flexibility to right-size parking for their specific site, location, customers, and community needs.

One-size-fits-all mandates often require parking to be overbuilt at great expense. Parking typically costs \$9,000-\$50,000 per space to build.¹ Bundled into mortgages and rents, this translates to \$125 - \$500 per month per space including land, construction and operations.² Ending mandates means residents & shopkeepers won't have to pay for parking they don't need.

Fewer empty parking lots means land can be repurposed for productive uses like homes and local businesses or preserved to improve the tree canopy and reduce stormwater runoff.

Parking is expensive to build.

\$35,000 per space	Above Ground
\$9,000 per space	Surface Lot
\$22,000 per space	Partial Below Grade
\$33,000 per space	1 Level Below Grade
\$50,000 per space	Underground

**Does not include costs of land or maintenance.*

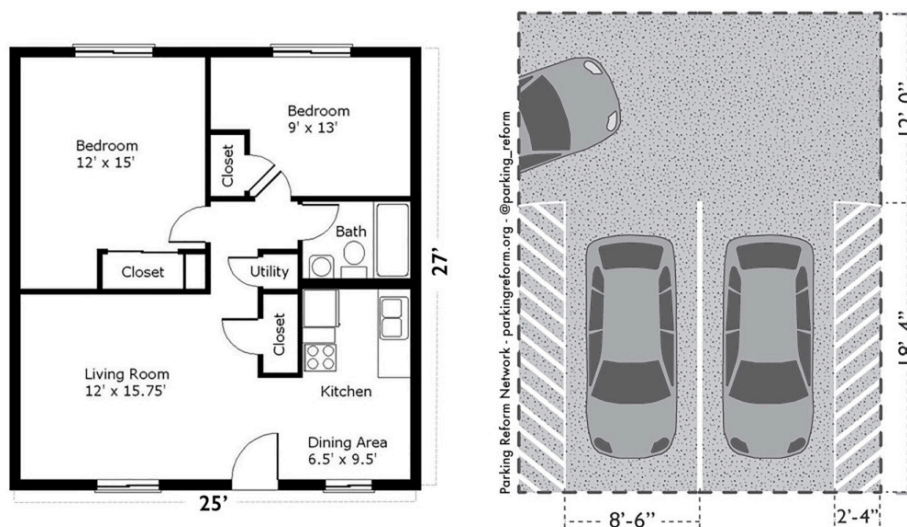
What happens in cities after they repeal parking mandates?

Cities that remove parking mandates have seen lower housing costs, increased business development, and more diverse building types, with creative ways to provide parking.

Builders still install parking as needed, often meeting or exceeding previous requirements. Removing mandates gives flexibility to dial the right amount of parking for each unique site and enable efficient parking arrangements like shared or off-site parking lots.

Like other cities, Atlanta's current zones without parking mandates have not seen adverse effects, despite most people continuing to drive.

Living Space Vs. Parking Space



size for 2 bedroom apartment: 675 FT²

size for 2 parking spaces: 650 FT²

Sources: Transportation Cost and Benefit Analysis II - Parking Costs Victoria Transport Policy Institute (www.vtpi.org)

Graphic Adapted from Graphing Parking (<https://graphingparking.com/2013/07/23/parking-across-cascadia/>)

Image compiled by the Parking Reform Network - <https://parkingreform.org/> - @Parking_Reform



Atlanta already eliminated parking minimums near transit. Why repeal them city-wide?

Parking mandates don't make sense anywhere. Communities without good transit have also seen great success for local redevelopment and lower housing costs due to the flexibility reforms enable. Full repeal also simplifies our zoning code, reducing administrative burden for the city and red tape blocking community improvements.

Over 100 cities in the US have fully eliminated parking mandates. After seeing outcomes, communities implementing parking reforms have retained or expanded them. Examples include:

Dunwoody, GA eliminated parking minimums city-wide in 2019, replacing them with maximums.

Birmingham, AL eliminated parking mandates city-wide in 2024.

Austin, TX eliminated parking mandates city-wide in 2023 as part of broader zoning reforms. As of 2025 rents have dropped 17% from their 2022 peak amid an influx of new housing supply.

Minneapolis and **St. Paul, MN** both removed parking mandates in 2021. Minneapolis saw typical rents of studio apartments fall 17% (from \$1200 to \$1000) in buildings without parking.

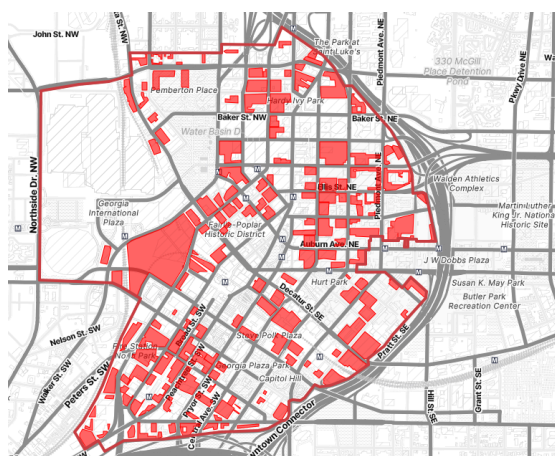
Denver, CO eliminated parking mandates city-wide in 2025 after a study found it would increase housing construction by 12.5%.

Hartford, CT eliminated mandates in 2016, spurring neighborhood redevelopment. Connecticut has eliminated parking mandates statewide for all residential uses as of November 2025.

Buffalo, NY saw significant new development after repealing parking mandates, with single-use projects providing more than previous requirements, and mixed-use projects providing less.

San Diego, CA saw a 5x increase in affordable housing, and an increase in market-rate housing, after adopting reforms including parking. The city later cut commercial parking mandates.

Seattle, WA saw builders saving \$537 million (\$30,000/unit) over 5 years after reducing mandates near transit and in centers. 2/3 of buildings provided more parking than mandated.



26% of central Atlanta is off-street parking. Removal of downtown parking mandates in 2019 has helped support redevelopment. Image source: [Parking Reform Network](#)



Former Turner Field parking in Summerhill is being redeveloped into homes in a vibrant, more walkable cityscape. Image source: [Carter](#).

1. *Parking & Affordable Housing 2020/2021 Report*. Fox Tuttle & Shopworks. https://shopworksarc.com/wp-content/uploads/2021/02/2021_Parking_Study.pdf
2. Todd Litman (2025), *Parking Requirement Impacts on Housing Affordability*. Victoria Transport Policy Institute. <https://vtpi.org/park-hou.pdf>