




INTEROFFICE MEMORANDUM FROM THE DEVELOPMENT SERVICES DEPARTMENT

TO: Samuel A. May, City Manager

FROM: Andrew Pinney, Senior Planner 

DATE: March 29, 2018

RE: Residential Parking Requirements

At the March 21, 2018 City Commission meeting, during discussion of a declaration of Zoning in Progress for residential development, the City Commission requested staff to provide information for the April 4th City Commission meeting. This memo compares the current residential parking requirements provided in Margate to other cities in Florida, as well as a national recommendation.

Residential parking requirements are provided in Sections 9.12 and 33.3 of the Margate Zoning Code, and the determining factor as to which section applies to a given property is whether or not that property is part of the Transit Oriented Corridor (TOC). Section 9.12 requires properties in the TOC to provide 1.5 parking spaces per residential unit, plus 1 space for every ten units to be provided for guest parking. This requirement is universally applied in the TOC with no distinction for the various housing types permitted (multi-family, duplex, single-family, etc).

Section 33.3 establishes minimum parking requirements for residential property located outside the TOC, such that single family homes and duplexes require two parking spaces, and may use any combination of driveway, carport, or garage to reach the minimum. The multi-family parking requirement is one parking space for an efficiency dwelling unit, two parking spaces for a dwelling unit with one or more bedrooms, and guest parking to be provided at one parking space for every five units. This section restricts counting garages towards required multi-family parking. There is also a provision for age restricted multi-family properties, such that one parking space is required per dwelling unit, and guest parking to be provided at one parking space for every five units.

During the review of other Florida cities, staff found that Margate parking requirements are generally comparable for single family homes, one-bedroom and two-bedroom multi-family dwelling units. Most cities in this study, including Margate, require only 2 parking spaces for a single family home. Coral Springs, North Lauderdale and Parkland have higher single family

home parking requirements based on bedroom count. The City of Plantation increases the parking requirement for single family homes based on the size of the lot. In reviewing the various multi-family parking requirements, please see how the Margate requirements compare by unit size, below:

Efficiency	Below average
One-bedroom	Above average
Two-bedroom	Average
Three-bedroom+	Below average

In addition to surveying Florida cities, staff reviewed data provided in the Institute of Transportation Engineers publication, *Parking Generation, 4th Edition*, for further guidance. ITE describes itself as, “an international membership association of transportation professionals who work to improve mobility and safety for all transportation system users and help build smart and livable communities.” ITE is well known in the industry for publishing technical manuals that professional engineers utilize when preparing traffic studies and other technical reports. ITE provided the following recommendations for residential parking:

Single Family Detached Housing	2.14 spaces per unit
Low/Mid-Rise Apartment, Suburban	1.94 spaces per unit
Rental Townhouse	1.76 spaces per unit
Residential Condominium/Townhouse, Suburban	1.52 spaces per unit

A spreadsheet showing the specific cities and residential parking requirements has been attached as an addendum to this memo. Staff recommends adopting a similar parking requirement to what the City of North Lauderdale applies to single family homes, and adopting a similar parking requirement to what the City of Plantation applies to multi-family. The City of North Lauderdale requires two parking spaces for single family homes with up to two bedrooms, and requires one parking space per bedroom for homes with more than two bedrooms. The City of Plantation multi-family parking requirement is 1.5 parking spaces for an efficiency, 1.75 parking spaces for a one-bedroom dwelling unit, 2.25 parking spaces for a two-bedroom unit and 2.5 parking spaces for a three-bedroom or larger dwelling unit. The townhouse parking requirement in Plantation is two side-by-side driveway parking spaces plus one fully enclosed garage space that is 20 feet deep by 15 feet wide for townhouses of two bedrooms or less, and two side-by-side driveway spaces plus one fully enclosed garage space that is 20 feet deep by 22 feet wide for townhouses with more than two bedrooms. I look forward to receiving direction on this matter.

City	SFH	Duplex	TH	Efficiency	Multi -1BR	Multi-2BR	Multi-3 BR	Multi-4BR	Senior	Multi-Guest
Margate	2	2	see multi	1	2	2	2	2	1	1 per 5 units
Altamonte Springs	2	2	2	2	2	2	2	2		
Boca Raton	2			1.5	1.75	2	2			
Coconut Creek	2	2		1.75	1.75	2	2.25	3	1	10% (12% if 1/2 or more 3BR)
Coral Springs	2 (3 w/ 5BR)	2 (3 w/ 5BR)	2 (2.25 w/ 4BR)	1.5	1.5	2 (1.75 if taller than 35')	2 (1.75 if taller than 35')	2.25 (2 if taller than 35')		10%
Davie	2	see multi		1.5	1.5	2	2.5			10%
Leesburg	2	2		1.5	1.5	2	2	2	1.5	
North Lauderdale	min 2 (1 per BR)	2	see multi	2	2	2	3	4		10%
Parkland	4 (2 surface + 2 garage)	see SFH	see multi		1.75	2	3	3		10%
Pembroke Pines	2	4	2 (2.5 for 2+BR)	2	2	2	2	2		
Plantation	lots >7500 = 4 (2 + 2 garage), lots <7500 = 2		2BR = 2 + 1 garage, 3+BR = 2 + 2 garage	1.5	1.75	2.25	2.5			
Pompano Beach	2	2	see multi	1	1.5	1.5	2	2		
Sunrise	2	see multi	see multi	1.5	1.75	2	2.5	2.5		10%
Tamarac	1 or 2BR = 1, 3+BR = 2	see SFH	see multi	1.5	2	2	2.5	2.5		10%
Weston	2	2	see multi	1	2	3	4	5		
Average				1.56	1.77	2.06	2.48	2.80		
ITE	2.14		1.76 (rental) or 1.52 (condo)							