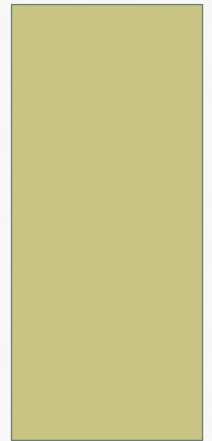


# RESIDENTIAL PARKING ORDINANCE

CITY COMMISSION 8/22/18



# INCREASE RESIDENTIAL PARKING

- History
- Proposed Changes
- Impacts

# RESIDENTIAL PARKING

- History
  - Zoning in Progress
    - March 7, 2018 discussion
    - Resolution 18-038 – approved April 4, 2018
  - Code Requirements
    - Traditional single family and multi-family
    - Transit Oriented Corridor (TOC)

# RESIDENTIAL PARKING

- Section 33.3. - Amount of off-street parking.
  - (1) Dwelling, single-family and two-family: Two (2) parking spaces for each dwelling unit. Any combination of indoor garage, carport or driveway parking facilities is to be considered as complying with this section.
  - (2) Dwelling, multiple-family:
    - (a) One (1) parking space for each efficiency.
    - (b) Two (2) parking spaces for each dwelling unit of one (1) or more bedrooms.
    - (c) Garages shall not be considered as complying with this section.
    - (d) In addition to the above requirements, supplemental guest parking shall be provided on the basis of one (1) space for each five (5) dwelling units.
    - (e) Housing which is zoned or deed restricted for exclusive use by persons sixty-two (62) years of age or older, one (1) parking space for each dwelling unit plus an additional one (1) space for each five (5) dwelling units for guest parking.

# RESIDENTIAL PARKING

- TOC:
  - 1.5 parking spaces per unit
  - In addition, 1 parking space for each 10 units for guest parking
  - Parking reductions available for transit stops (2%, 5%, or 7%)
  - Parking reductions available for mixed use (up to 29%)
  - No parking requirement for sites under 20,000 sqft
  - In-lieu fees available
  - No requirement for “liner buildings” less than 30ft deep

# RESIDENTIAL PARKING

- Proposed Ordinance
  - A minimum of two (2) parking spaces for each dwelling unit of one bedroom or less. One (1) additional parking space is required for each additional bedroom.

# PLANNING AND ZONING BOARD RECOMMENDATIONS

The Planning and Zoning Board reviewed this ordinance on July 5, 2018. At this meeting the Board voted 3-1 to recommend approval of the ordinance with four modifications, as follows:

- 1) Count all parking spaces provided in garages when analyzing minimum parking standards.
- 2) Provide a height exclusion in garages in order to allow overhead storage.
- 3) Provide a grandfather clause in the ordinance for residential property built before the adoption date of this ordinance.
- 4) Allow temporary driveway materials such as gravel or grass pavers at single family homes and duplexes.

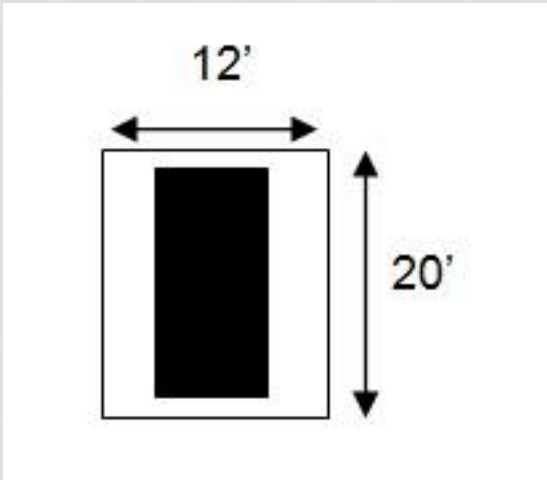
# RESIDENTIAL PARKING

- Proposed Changes
  - Increased minimums
    - Per bedroom
    - Guest
  - Garage limitations
  - Clarification for quantification
    - Detailed specifications
    - New diagrams

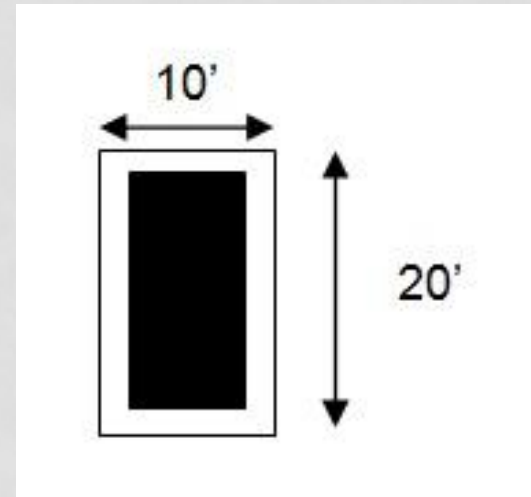


# NEW DIAGRAMS

**Garage**

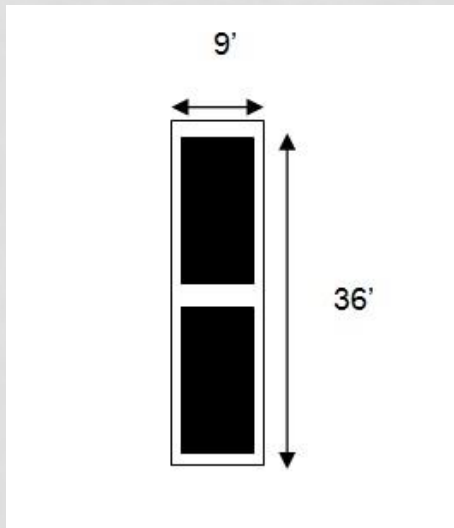


**Carport**

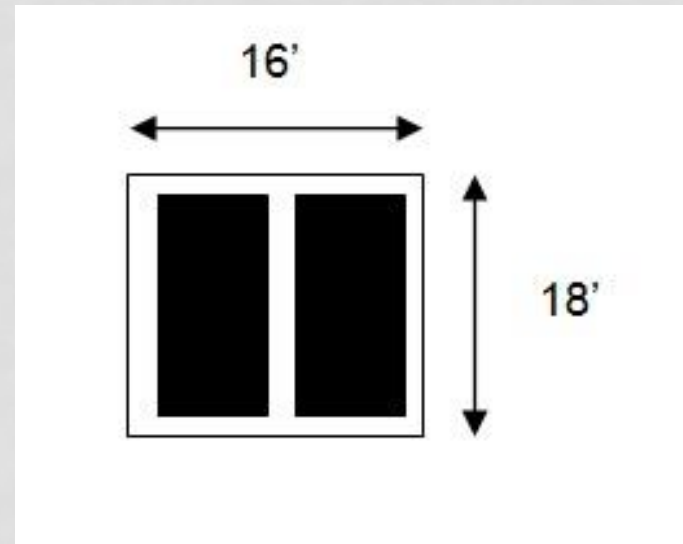


# NEW DIAGRAMS

**Driveway: Tandem**

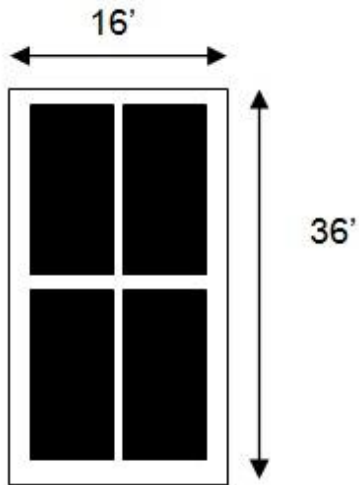


**Driveway: Side-By-Side**

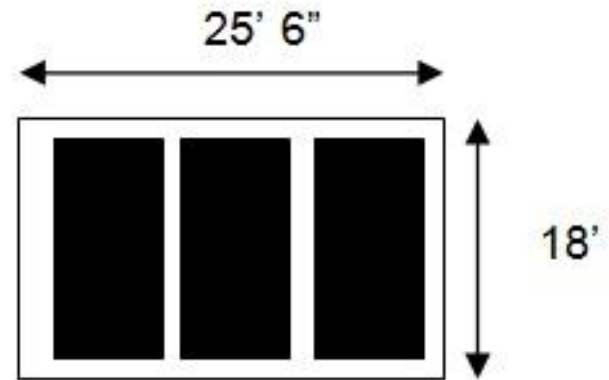


# NEW DIAGRAMS

**Driveway: Side-By-Side and Tandem**

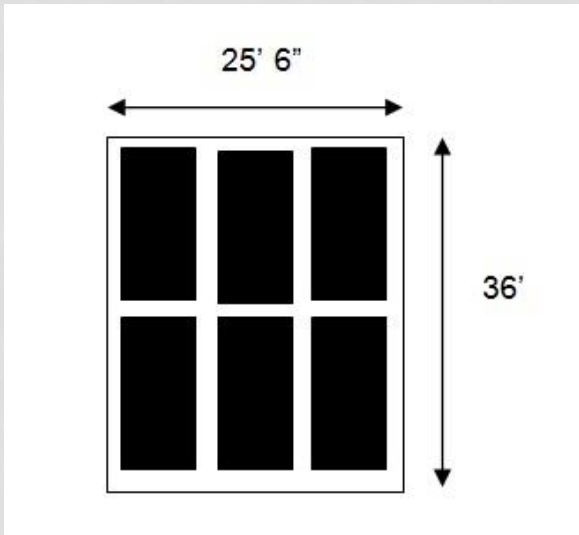


**Driveway: Side-By-Side**

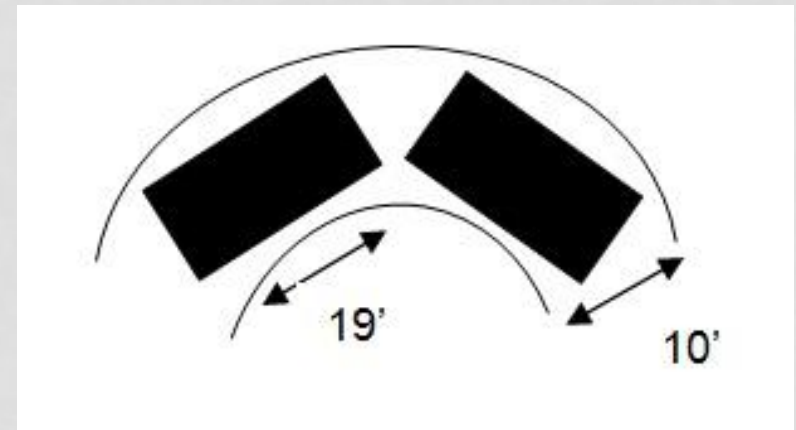


# NEW DIAGRAMS

## Driveway: Side-By-Side and Tandem



## Driveway: Circular



## IMPACT

- The proposed amendment will not address existing on-street parking problems.



## IMPACT

- Excess when compared to other Broward County Cities

City	One-Family	One-Family (3 bedrooms or more)
Coconut Creek	2	
Cooper City	3	
Coral Springs	2	2/4 bedroom
Dania Beach	2 w/ 2,000 sf or less. One (1) space per five hundred (500) sf above first two thousand (2,000) sf; Total required spaces not to exceed 5.	
Davie	2	
Deerfield	2	
Fort lauderdale		
Hallandale	2	
Hillsboro Beach	2	
Hollywood	2 spaces for residences with 2,000 sq. ft. or less. 1 space per 500 sq. ft above first 2,000 sq. ft.; Total required spaces not to exceed 5.	
Lauderdale Lakes	2	
Lauderdale-by-the-Sea	2	
Lauderhill	2 (1 must be in a garage)	
Lighthouse Point	2	
Margate	2	
Miramar	2	
North Lauderdale	2 spaces up to two bedroom -	After 12/31/1999 1 additional parking space for each bedroom
Oakland Park		
Parkland	2 parking garage spaces and 2 drive way spaces	
Pembroke Pines	2	
Plantation	2	
Pompano	2 spaces unit	
Sunrise	2 spaces	
Tamarac	1 space	2 spaces
West Park	2	
Weston	2 per unit	
Wilton Manors	2	2+1 additional space for every bedroom in excess of 3 bedrooms

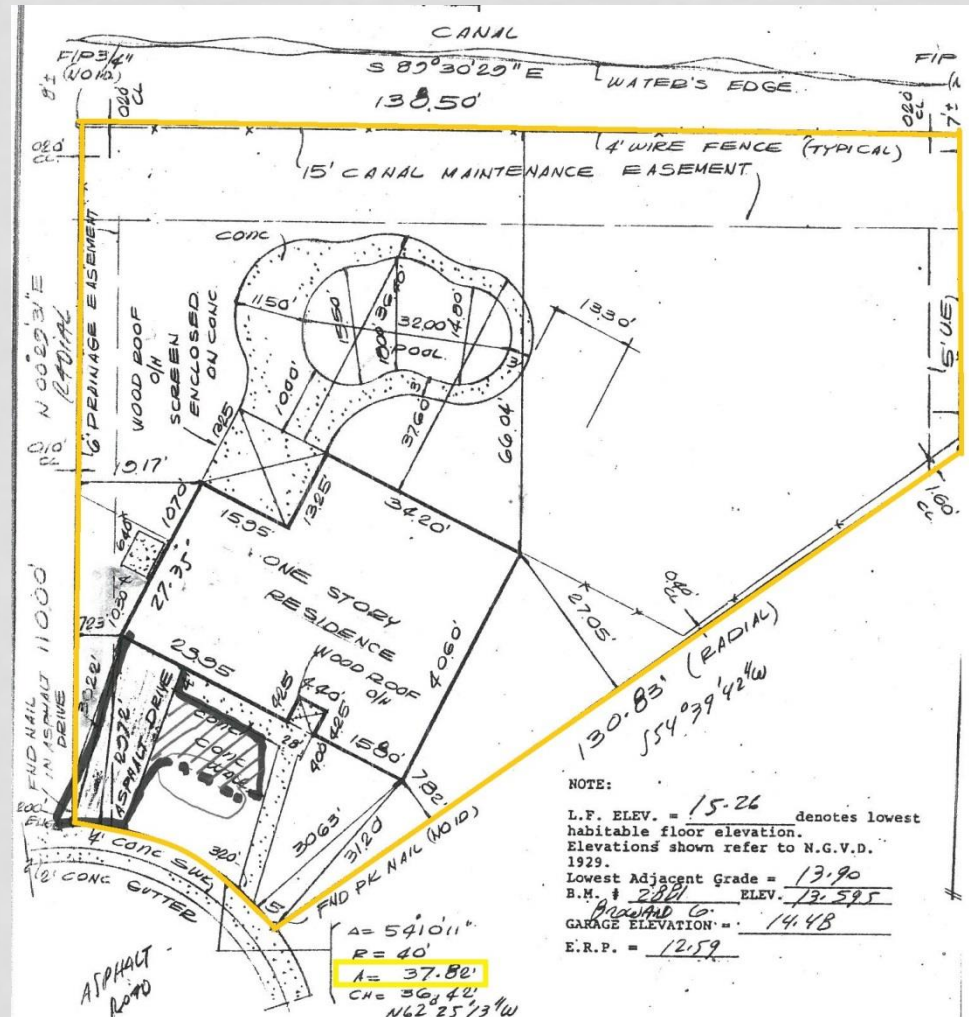
## IMPACT

- If damaged more than 75% of assessed value, to rebuild, the non-conforming use must comply with new standards





- Wedge-shaped corner lot unable to add 4th bedroom
- 13, 104 sq. ft. property
- 37.82 ft. front property line = max driveway connection of 18 ft.





## IMPACT

- With climate change the intensity of storms are expected to increase
- Increased impervious surface will increase runoff



## IMPACT

- Increase impervious area will increase the heat island effect
- Increased impervious surface will decrease landscaping

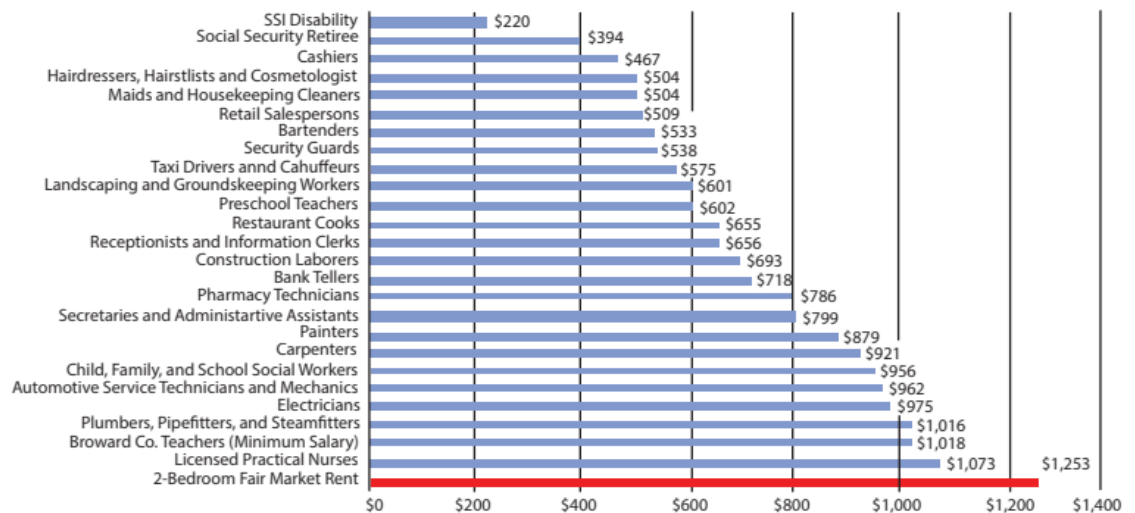


## IMPACT

- Every dollar of increased cost reduces the number of working families that can afford a home

## Rents outpace wages for many occupations in Broward County

Affordable Rents for Median-Wage Workers vs. 2 Bedroom Fair Market Rent, Broward County, 2016



Based on median wage for occupation. Maximum rent calculated as 30% of monthly salary; compared to HUD Fair Market Rent for 2-Bedroom unit.

Source: Florida Agency for Workforce Innovation, 2016 Occupational Employment Statistics and Wages; U.S Department of Housing and Urban Development, 2016 Fair Market Rents; Broward County Public Schools; U.S Social Security Administration.

# STAFF RECOMMENDATION

- Existing parking requirements found to be slightly below average
- Increase minimum parking requirements, but not as high as provided in draft ordinance
- Consider exemption for properties built prior to ordinance effective date.