



## INTEROFFICE MEMORANDUM FROM THE DEVELOPMENT SERVICES DEPARTMENT

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TO: City Commission

FROM: Robert Massarelli, AICP, Director of Development Services

DATE: August 16, 2018

RE: Parking Ordinance

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For your review is an ordinance to increase the residential parking requirement. This topic was discussed at a City Commission meeting in March, and a Zoning in Progress was declared in April of this year. Staff prepared the ordinance based on direction given at those meetings and included a number of illustrations in order to clearly quantify how many parking spaces are provided in residential driveways, including circular driveways. Prior to the Zoning in Progress, the minimum parking requirements for residential property was as described below:

1) TOC:

- a. 1.5 parking spaces per unit
- b. In addition, 1 parking space for each 10 units for guest parking
- c. Parking reductions available for transit stops (2%, 5%, or 7%)
- d. Parking reductions available for mixed use (up to 29%)
- e. No parking requirement for sites under 20,000 sqft
- f. In-lieu fees available
- g. No requirement for "liner buildings" less than 30ft deep

2) Standard:

- a. Single Family and Duplex:
  - i. 2 parking spaces
  - ii. Any combination of indoor garage, carport or driveway parking facilities is to be considered as complying
- b. Multiple-family:
  - i. 1 parking space for each efficiency
  - ii. 2 parking spaces for each unit of 1 or more bedrooms
  - iii. Garages shall not be considered as complying
  - iv. In addition, 1 parking space for each 5 units for guest parking

- v. Housing that is zoned or deed restricted for exclusive use by persons 62 years of age or older require 1 parking space for each unit plus an additional 1 space for each 5 units for guest parking

The Zoning in Progress provided a new minimum parking requirement for residential property, such that, “For residential properties, a minimum of two (2) parking spots for a one (1) bedroom residential unit, and one (1) parking spot for each additional bedroom; and, to require guest parking spots for multi-family development to be calculated at 15% of the total parking; all amendments to be applied City-wide. A garage shall count as one parking space provided the garage size conforms to a minimum size as set forth in the code.”

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.

Since the meeting, staff has incorporated the height exclusion for garages by adding a minimum vertical clearance to the garage clear space. Staff has also added a definition of “bedroom” in order to accurately quantify the amount of required parking. This definition presently exists in FS 381.0065 and the 2017 Florida Building Code – Plumbing, Sixth Edition. By incorporating this definition into the Margate Zoning Code, the applicability is unquestionable and the parking requirement is clear. The other modifications recommended by the Planning and Zoning Board have not been incorporated into the ordinance out of an abundance of caution that those modifications may conflict with the direction given to staff by the City Commission. However, staff will incorporate any changes that the City Commission requests by consensus at first reading of this ordinance.

RM/ap