

Proposed DDC Amendment: Parking

Planning Division

May 22, 2018



Request

- ▶ Hold a public hearing and consider adoption of an ordinance regarding a proposed revision to the Denton Development Code; specifically to update parking requirements in Subchapter 14 *Parking Standards* related to minimum and maximum parking space requirements, on-street parking credits, and providing administrative parking requirement relief.

Background

- ▶ City Council requested a work session to discuss residential parking standards (January 9, 2018).
- ▶ In response to the first work session, staff was directed to return with recommendations to:
 1. Allow for flexibility in parking requirements; and
 2. Improve residential parking standards.
- ▶ Favorable direction from Council was given on February 27, 2018 to move forward with DDC updates based on staff's recommendations.



Recommendations

1. Increase minimum parking standards for single family, duplex, and multi-family
2. Prohibit pervious paving used for excess parking from counting toward minimum landscape area.
3. Provide administrative relief of up to 10% of the required number of parking spaces.
4. Eliminate on-street parking credits for single-family/duplex and clarify its applicability for other uses.
5. Amend language related to compact car and bicycle parking and allow for these to count for up to 5% of the required parking.

1. Minimum Parking Standards (35.14.4.A)

Use	Current Parking Requirement	Proposed Parking Requirements
Single-Family, Duplex and Townhomes	<u>Single Family:</u> 2 spaces/dwelling <u>Duplex:</u> 2 spaces/dwelling plus 1 additional space for each bedroom over 3	4 spaces/dwelling Tandem parking within garages may not be counted as satisfying this requirement.
Multi-family dwellings Efficiency/studio (501-600 SF) 1BR or >600 SF 2BR 3BR 4+BR	1.25 spaces/unit 1.5 spaces/unit 1.75 spaces/unit 2 spaces/unit 1 space/bedroom	1.25 spaces/unit plus guest parking 1 space/bedroom plus guest parking Guest parking shall be 10% of the required number of parking spaces.

1. Minimum Parking Standards (35.14.4.A)



1. Minimum Parking Standards (35.14.4.A)

Unit Count	Unit Type by Bedroom (BR)	Current	Recommended
25	1-BR Units (25 BR)	38 Spaces	32 Spaces
25	2-BR Units (50 BR)	44 Spaces	50 Spaces
25	3-BR Units (75 BR)	50 Spaces	75 Spaces
25	4-BR Units (100 BR)	100 Spaces	100 Spaces
		232 Spaces	257 Spaces
	Visitor Parking (10%)	N/A	26 Spaces
	TOTAL	232 Spaces (Avg. 2.32/Unit or .93/BR)	283 Spaces (Avg. 2.83/Unit or 1.1/BR)

1. Minimum Parking Standards (35.14.4.A)

Unit Count	Unit Type by Bedroom (BR)	Current	Recommended
48	2-BR Units (96 BR)	84 Spaces	96 Spaces
	Visitor Parking (10%)	N/A	10 Spaces
	TOTAL	84 Spaces (Avg. 1.75/Unit or .88/BR)	106 Spaces (Avg. 2.21/Unit or 1.1/BR)

2. Parking Maximums and Pervious Surfaces (35.14.4.F)

▶ F. **Maximum Allowable Number of Spaces.**

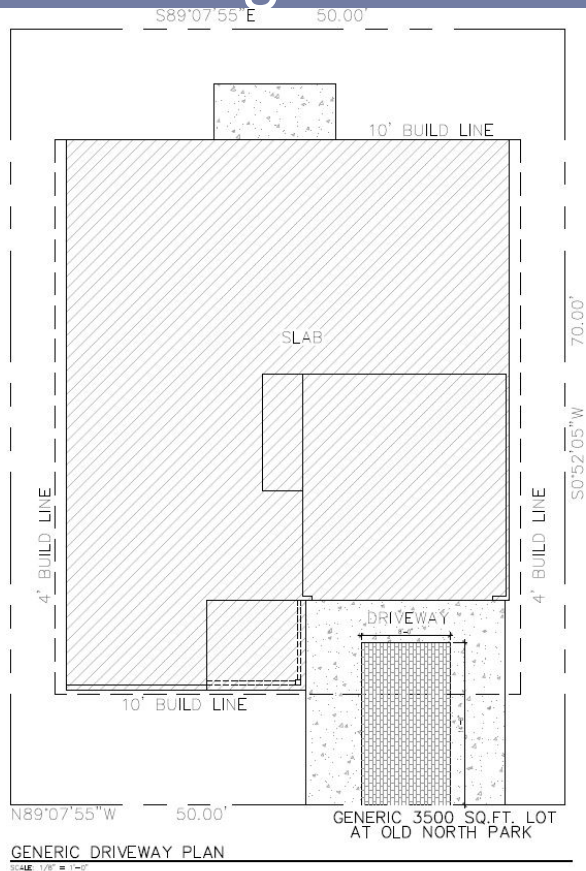
The number of spaces provided by any particular use in ground surface lots shall not exceed the required number of spaces provided by this Subchapter unless approved by the Director of Planning and Development. Any spaces over the required number of spaces shall be constructed with pervious surfaces. Pervious surfaces provided for spaces above the maximum number shall not count towards required landscape area. Spaces provided on-street, or within the building footprint of structures, such as in rooftop parking, or under-structure parking, or in multi-level parking above or below surface lots, shall not apply towards the maximum number of allowable spaces.

2. Parking Maximums and Pervious Surfaces (35.14.4.F)



- ▶ Example: 55 pervious parking spaces counted towards 15% minimum landscape area for DC-G District

2. Parking Maximums and Pervious Surfaces (35.14.4.F)



- ▶ Example: 117 SF of pavers in driveway counting towards “landscape area” to meet lot coverage limitation of 60% for NR-6 District

SQUARE FOOTAGES:

SLAB:	1818
TOTAL DRIVEWAY:	216
FLATWORK:	55

TOTAL CONCRETE OF PROPERTY:	2,089
LOT:	3,500

IMPERVIOUS COVER:

% OF TOTAL CONCRETE:	59.7%
----------------------	-------

3. Administrative Parking Reduction (35.14.4.G)

- ▶ Highlights of “Administrative Relief” Section:
 - ▶ Applies only with the Infill boundary
 - ▶ Single-family and duplex:
 - ▶ Parking may be reduced to **2 spaces** if consistent with character of area.
 - ▶ Multi-family and Non-residential:
 - ▶ The Director may approve a reduction of **up to 10% of the required number** of spaces
 - ▶ For every vehicle space reduced using this method, **4 bicycle parking spaces** must be provided (in addition to any bicycle parking substituted)

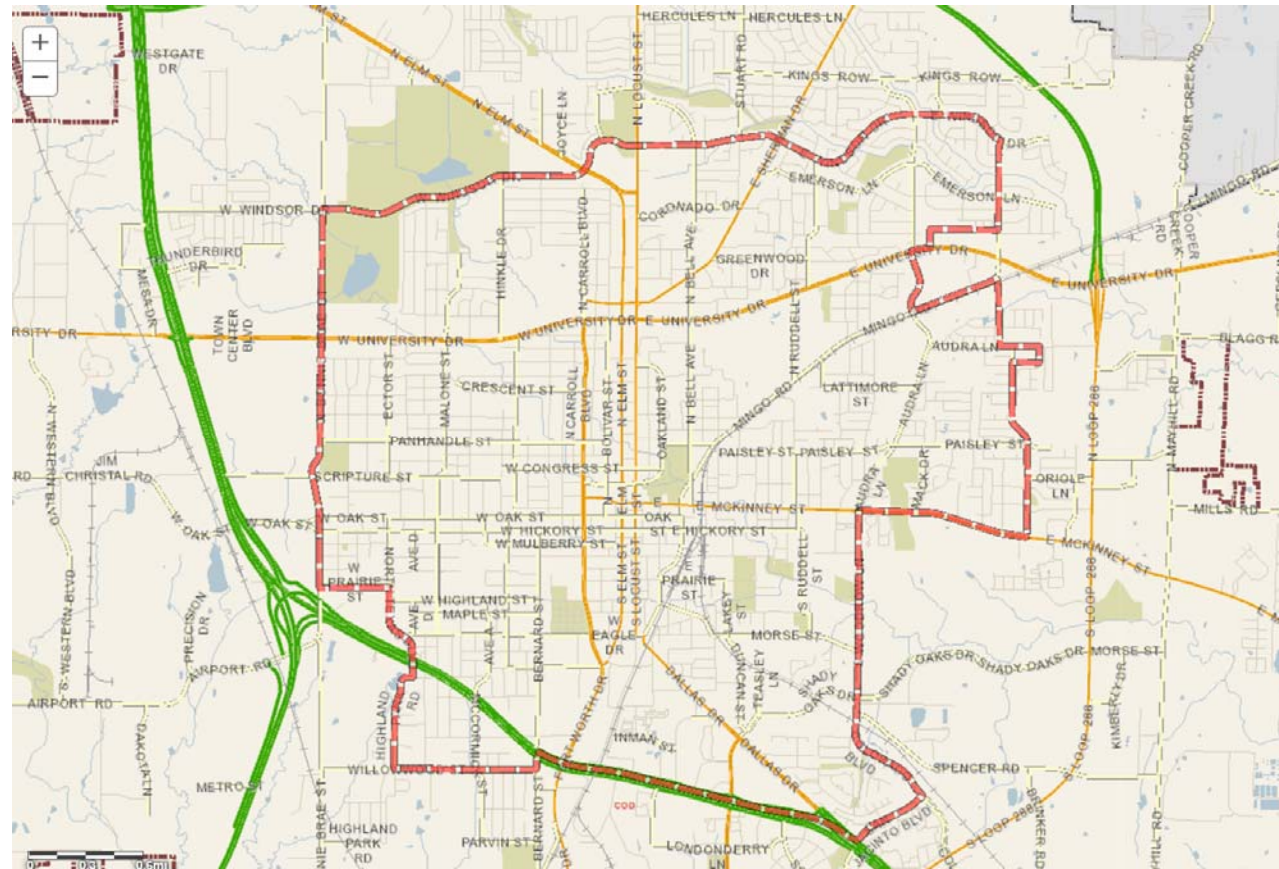
Required Parking	20 spaces
10% Admin. Relief	- 2 spaces
Required bicycle parking	+ 8 spaces
Total Parking Provided	18 vehicle spaces 8 bicycle spaces

4. On-Street Parking Credit (35.14.5)

- ▶ Highlights of “On-Street Parking” Section:
 - ▶ Limit on-street parking credits to multi-family and non-residential uses within the Infill boundary
 - ▶ Allow on-street parking space to be counted to each 18 feet of contiguous frontage

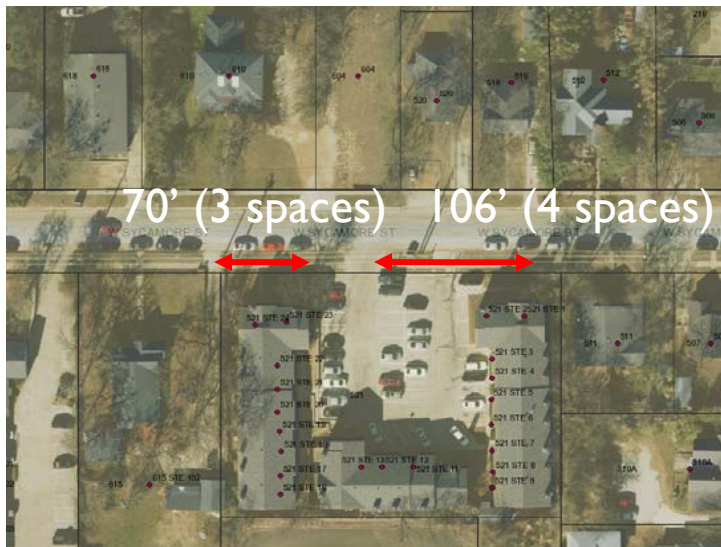
4. On-Street Parking Credit (35.14.5)

► Infill
Special
Purpose
District



4. On-Street Parking Credit (35.14.5)

Example: providing 7 required parking spaces on street



Current requirements

- 1 credit per 2 on-street spaces (up to 4 credits)
- 1 credit per on-street space (5+ credits)

- **8 spaces** needed for first 4 credits
 - **3 spaces** needed for 5th-7th credits
- 11 on-street spaces required to replace 5 required spaces**

Proposed requirements

- 1 on-street space per **22 linear** feet may be counted

- **154 contiguous linear feet** of frontage needed

5. Compact, Bicycle, & Motorcycle Spaces (35.14.7.F&G)

► Compact Car Parking:

F. Compact Car Parking. ~~Compact parking spaces may only be used in parking structures. Up to twenty (20)~~ **five percent (5%)** of the total parking spaces ~~in a parking garage~~ **required** may be designated for compact cars. Minimum dimensions for compact spaces shall be eight by sixteen (8 x 16) feet. Such spaces shall be signed or the space painted with the words "Compact Car Only."

5. Compact, Bicycle, & Motorcycle Spaces (35.14.7.F&G)

► Bicycle or Motorcycle Parking:

G. Bicycle or Motorcycle Spaces. Any existing or proposed parking facility may utilize, on a substitution basis, on-site parking spaces for bicycle or motorcycle spaces.

1. Said bicycle spaces shall be raised a minimum of **six (6) inches from grade** of the adjacent parking facility.
2. One parking space may be omitted for each **four (4) bicycle spaces** provided.
3. One parking space may be omitted for each **two (2) motorcycle spaces** provided.



5. Compact, Bicycle, & Motorcycle Spaces (35.14.7.F&G)

► Bicycle or Motorcycle Parking:

4. Bicycle spaces shall measure at least **two (2) feet by seven (7) feet** and shall be located in groups of four (4), shall be located within 50 feet of the primary building entrance, and shall be of the following three types:
 - a. A rack which secures the frame in at least two places and allows for locking of the frame and at least one wheel, or
 - b. An enclosed bike locker, or
 - c. A fenced, covered, locked or guarded bike storage area.
5. Motorcycle spaces shall measure **four (4) feet by eight (8) feet** and shall be provided with adequate unobstructed maneuvering areas to permit easy access to the space.
6. In no instance shall **credit for motorcycle or bicycle parking** or any combination thereof **exceed five (5) percent of the total required number of parking spaces**.



Considerations

- ▶ Changes proposed in advance of DDC update to provide interim flexibility
- ▶ Changes are intended to allow more flexibility within parking standards
 - ▶ Currently any deviation from the min./max. requirement requires either:
 - ▶ A variance from ZBA to reduce parking,
 - ▶ Permeable paving for excess spaces (which can reduce the amount of landscape area provided), or
 - ▶ An ADP approved by P&Z for non-pervious excess spaces.

Recommendation

- ▶ Staff recommends approval of the request to amend the parking standards in DDC 35.14.
- ▶ The Planning and Zoning Commission recommended approval [7-0].