



5000 Diamondhead Circle · Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones *Ronald*

DATE: December 26, 2019

SUBJECT: Proposed Text Amendment for various parking standards-Table 8.1 and Table 8.2

In the past, comments have been made from potential developers that relevant parking standards were perhaps too restrictive. Perhaps the City should take a closer look at our overall parking standards. I have attached a table comparing the parking standards for selected uses and cities in MS. I would also like to use a Planning Advisory Service Report for parking standards by the American Planning Association for comparison as well.

Perhaps the Mayor and City Council may want to consider proposed text amendments for Table 8.1 General Off-Street Parking Requirements and Table 8.2 Casino Off-Street Parking Requirements. I don't have any specific recommendations at this time for any proposed text amendments but I would like for our parking standards to be reasonable while using a national standard as a guide.

Either the Mayor and City Council or the Planning Commission can initiate this process. In accordance with Section 2.8.3 A, would the Mayor and City Council initiate the text amendment process and authorize the Planning Commission to hold a public hearing on any proposed text amendments regarding parking standards and make a recommendation?

Attachment

PARKING STANDARDS VARIOUS CITIES

RESTAURANT DRIVE THRU	DIAMONDHEAD	JACKSON	BILOXI	VICKSBURG	HATTESBURG	MERIDIAN	SOUTHAVEN	TUPLO	NATCHEZ	GULFPORT	BAY ST. LOUIS	LONG BEACH	WAVELAND
32 spaces per 1000sf of seating area 2 spaces per 3 employees 1 space per business vehicle 1-9' x 160' queuing space	1 space per 1000sf of seating area 1 space for every 75 ft of gross floor area 1-9' x 160' queuing space	1 PER 150 SF INCLUDING OUTDOOR WAITING & SEATING AREA 1 PER 300 SQUARE FEET	1 space per 65 ft of usable gross floor area 2 SPACES PER TREATMENT ROOM	1 PER 4 SEATS 1 PER 400 GFA	2-25' long spaces for each approach 1 additional space per lane where located to be a common lane for multiple transaction points 1 PER 400 GFA	1 SPACE PER 200 SF OF GROSS FLOOR 10 CURBIE SPACES FOR EACH DRIVE THRU WINDOW	1 PER 250 SF floor area max- 1 per 50ft	1 SPACE PER 75 SF OF LEASEABLE GROSS FLOOR AREA OR 1 SPACE PER 2 SEATS WHICHEVER IS LOWER	1 space per 50 ft of space for customer service plus 1 space for each 2 employees	1 space for 5 seats plus 1 space for each employee	1 space per 1000 gfa, 1 space for company vehicle, 1 space for each employee	1 space per 300 gfa	1 space per 100 gfa plus 5 seating spaces for each drive thru window
MEDICAL DENTAL OFFICE AND CLINIC	1 FOR EACH 250 SQUARE FEET OF GROSS AREA	1 PER 300 SQUARE FEET	1 SPACE PER 100 SF OF GROSS FLOOR AREA	1 PER 400 SF	1 PER 400 SF	1 PER 300 SQUARE FEET	1 PER 300 SF	1 PER 400 SF	1 PER 200 GFA	1 PER 300 GFA	1 space per 500 gfa, 1 space per employee	1 space per 400 gfa	1 space per employee 1 space per 5 beds 1 space per business vehicle 1 vehicle space per 1000 gfa 1 per 200 gfa
ASSISTED LIVING FACILITY	1 space per room or living unit	1 for each 2 resident rooms	1 per 3 beds	1 space per sleeping room	0.3 per room	1 space per bed plus 1 space per employee at largest shift	NOT ADDRESSED	NOT ADDRESSED	NOT ADDRESSED	1 PER 2 BEDS	1 space per sleeping room	NOT ADDRESSED	1 space per employee 1 space per 5 beds 1 space per business vehicle 1 vehicle space per 1000 gfa 1 per 200 gfa
OFFICES	5 spaces per 1000 sf	1 space per 300 gfa	1 per 400 sf	1 SPACE PER 250 SF OF GROSS FLOOR AREA	1 PER 400 SF	1 PER 300 SQUARE FEET	1 SPACE PER 200 SF OF GROSS FLOOR AREA	1 PER 400 SF	1 PER 200 GFA	1 PER 300 GFA	1 space per 1000 gfa, 1 space for company vehicle, 1 space for each employee	1 space per 300 gfa	0.5 space for each employee 1 space per business vehicle 1 space per 200 gfa 1 per 200 gfa
RETAIL STORES-Indoor	5.5 spaces per 1000sf of usable area 1 space per business vehicle	1 FOR EACH 250 SQUARE FEET OF GROSS AREA	1 PER 300 SF	5 spaces per 1000sf of usable gross floor area	1 per 300 sf	1 per 200 sf (0-25000 gfa)	1 per 300 gfa	1 per 400 sf max-1 per 100sf	1 per 250 gfa	1 per 300 gfa	1 space per 1000 gfa, 1 space for company vehicle, 1 space for each employee	1 space per 300 gfa	1 space per 100 gfa
RESTAURANT W/O DRIVE THRU	20 spaces per 1000 sf seating area 2 spaces per 3 employees 1 space per business vehicle	1 EACH FOR EACH 75 SQUARE FEET OF GROSS AREA	1 PER 150 GFA	1 SPACE PER 65 SF OF USABLE GROSS FLOOR AREA	1 PER 4 SEATS	1 per 200 sf (0-25000 gfa)	1 SPACE PER 200 SF OF GROSS FLOOR AREA	1 PER 50 SF (MAXIMUM) 1 PER 250 SF OF FLOOR AREA(MINIMUM)	SAME AS WITH DRIVE-THRU	1 SPACE PER 50 SF OF USED FOR CUSTOMER SERVICE AREA PLUS 1 SPACE FOR EACH EMPLOYEE ON SHIFT	1 space for 5 seats plus 1 space for each employee	1 space per 300 gfa	1 space per 100 gfa
HEALTH FITNESS CLUB	NOT ADDRESSED	10 SPACES PLUS 1 SPACE PER EACH 200 SQUARE FEET OF GROSS AREA	1 PER 300 SF	1 SPACE PER 100 FEET OF GROSS FLOOR AREA	1.5 PER 1,000 SF	NOT ADDRESSED	NOT ADDRESSED	1 PER 250 SF	1 PER 225 SF	1 PER 300 SF	NOT ADDRESSED	NOT ADDRESSED	NOT ADDRESSED
HOTELS	1 space per sleeping room	1 PER GUEST ROOM WITH 1 FOR EACH 30 SQUARE FEET OF GROSS FLOOR AREA OF SPACE	1 per guest room 75% of spaces required for on-site accessory uses	1 space per guest room plus 1 space per dining table plus 1 space per employee on largest shift	0.8 PER ROOM PLUS 1 PER 800 SF OF PUBLIC MEETING AREA	1 space per guest room plus 1 space for each employee on max shift	1 SPACE PER UNIT	1 per sleeping room plus 1 per 100 sf of restaurant conference or lounge area	1 space per guest room, 1 space per employee on max shift, 75% of number spaces required restaurants or other facilities not part of lodging business	1.5 spaces per guest room plus required spaces applicable to other connected uses to the hotel	1 space per sleeping room	1.5 space per guest room	1 space guest room but not fewer than 2 spaces