



TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Townhouse Parking Requirements
DATE: May 2, 2022

During the review of the Venezia Townhouse project, the Planning Board suggested that a requirement that townhouse units have two-car garages is a requirement that should be considered. The Town Council approved the request to examine the issue, and this report has been prepared to initiate discussion on the proposed regulation. The current parking requirements for residential units under the current land development regulations are as follows:

- Single-family units in RE Residential Estate, Single Family Residential (SFR), MDR-1 Medium Density Residential and MDR-2 Medium Density Residential are required to include a two-car garage as part of any new dwelling. This requirement is placed in each individual zoning classification in Section E Other Standards.
- Single-family units in Town Center Residential (TC-R) and Town Center Flex (TC-F) require a minimum of a one-car garage. These parking requirements are also placed in Section E Other Standards.
- Parking standards for other residential uses are presented in Table 8.04.07 which require two parking spaces per unit not including garage spaces. (Note: The Venezia Townhouse project met this requirement by having two-spaces in each driveway along with the one-car garage.)
- In Town Center Commercial (TC-C) residential units are allowed only over top of commercial or other non-residential uses. In these cases, parking would be provided at two spaces per unit and would be included in the overall parking requirement for TC-C site.

To date the Town has not considered standard rental apartments which typically use surface parking lots. Some rental apartment projects do provide some garage parking as an added amenity, often for additional rental rates. Under the current land use

regulations, standard rental apartment designs would be permitted within planned development projects and not under standard zoning. To date none of the Village Mixed Use project have proposed rental apartments as a component of the product mix.

During the discussion accompanying the Venezia Townhouse project review, the Board expressed concern that the lack of a two-car garage would limit off-street parking opportunities and force on-street parking. The apparent concern was that on-street parking would interfere with the free flow of traffic and would create aesthetic concerns. In the case of the Venezia Townhouse project, the development review included the provision of supplemental parking in designated on-street locations to serve as added parking options for mail pick up and overflow visitor parking. This technique was also applied to sections of The Reserve where smaller lot unit designs were approved. Provision of added parking options within a subdivision or within a development project is one reasonable tool available to use in addressing overall parking concerns.

Adding a requirement for a two-car garage for townhouse units will have an esthetic impact in that it is very likely to result in a unit design that are dominated by garages on the front façade. If two-story units are proposed, the garage dominant façade might be mitigated by recessing the garage to some degree, but most current development is one-story in deference to Florida's senior housing desire to avoid stairs. We have prepared a brief powerpoint presentation showing a variety of unit designs for townhouses with two-car garages to help visualize the types of units that are likely to result from a two-car garage requirement.

Should the Planning Board desire to recommend the two-car garage requirement to Town Council, staff suggests amending the parking requirement in Table 8.04.07 to read as two-car garage plus driveway parking.