



Meeting Name: Town Council
Meeting Date: June 26, 2024
Prepared By: Davila, F. CFM.
Item Title: Ordinance No. 785 - Schedule of Off-Street Parking Requirements Multiple-Family Use (Second Reading)

DISCUSSION:

At the February 5th, 2024, Planning and Zoning Board meeting, the Board discussed Parking within the Town. The Board unanimously recommended to Council to have the Town's Traffic Engineer conduct a study on parking issues in the Town with focus on reducing the need for on-street parking and emphasizing on multi-family, hotels/motels, and commercial mixed-use designations and to use staff's table as a reference (see the attached chart) and provide a professional opinion on the proposed changes.

At the February 28th, 2024, Town Council meeting, Council directed staff to get a ballpark figure from the traffic engineer on conducting a townwide parking study and to look into the revisions of the current multi-family and guest spot requirements.

At the May 1st, 2024, Town Council meeting, staff provided Council the cost for the Town Engineer to perform a townwide review of the Town's parking code and to perform a parking study, the proposal amount is \$14,500. The Council decided not to move forward with the Town wide review of the parking code and directed staff to move forward with the code text amendment for the multi-family use section of the parking code along with additional amendments within the Commercial General, Commercial Office, and Medical Commercial zoning districts and other districts as they relate to multi-family parking.

At the May 6th, 2024, Planning and Zoning Board meeting, the Board reviewed and provided a unanimous recommendation of approval to the Town Council.

As directed by Council, staff is proposing to amend Code Section 34-981(b)(5), schedule of off-street parking requirements, multiple-family dwelling to provide for the following:

- To modify the requirement of parking spaces per unit to a minimum of 2 parking spaces per dwelling unit (for all dwelling units),

- To modify the requirement of guest parking spaces from 1 guest parking space for every 7 units to 1 guest parking space for every 5 units.

The Town’s current code, for multiple family requires the following:

Multiple-Family Dwelling	2 spaces per dwelling unit for the initial 20 units; 1.75 spaces for each from 21 through 50; 1.50 spaces for units 51 and more. In addition, one guest space shall be required for every 7 units.
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In addition, staff is proposing to modify the following sections of the code to refer parking requirements only to Article IV, division 4.

- Code Section 34-290, building site area regulations for the Residential Multiple-Family – Medium Density Zoning District.
- Code Section 34-314, building site area regulations for the Residential Multiple-Family – Moderate Density Zoning District.
- Code Section 34-337 building site area regulations for the Residential, Transient and Multiple-Family – Moderate Density Zoning District.
- Code Section 34-368 building site area regulations for the Residential Multiple-Family – High Density Zoning District.
- Code Section 34-400 building site area regulations for the Multiple-Family – Moderate Density Open Space Option Zoning District.
- Code Section 34-631(12)(a), building site area regulations for the Commercial General Zoning District.
- Code Section 34-658, building site area regulations for the Commercial Office Zoning.
- Code Section 34-855(10), building site area regulations for the Commercial Office Zoning District.

At the May 8th, 2024, Town Council meeting, Council reviewed and discussed proposed ordinance # 785. After the discussion, Council provided a unanimous approval on first reading of the proposed ordinance and asked staff to provide additional information on how the ordinance may impact the zoning districts that include Multiple-Family as a use (other than the Commercial General Zoning District). For the Council’s review, please find attached a report on all multi-family projects located within the Town. The report includes the project’s current number of dwelling units, current parking, current parking requirement by today’s code, and future parking requirement if ordinance 785 passes. Please note that the information provided in the report is accurate to the best of our knowledge.

RECOMMENDATION:

Staff recommends that the Town Council review and consider Ordinance No. 785 on second reading.

Attachment(s):

1. Comparative Parking Requirement Table.
2. Ordinance No. 785.