



**Legislation
11.2.**

City of North Miami Beach
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North Miami Beach, FL 33162
305-947-7581
www.citynmb.com

MEMORANDUM

TO:	Mayor and City Commission
FROM:	Edward Ng, AICP, Interim Community Development Director
VIA:	City Manager Mario Diaz
DATE:	September 17, 2024

RE: Ordinance No. 2024-13 (First Reading) Text Amendment for Multifamily Parking Regulations (Edward Ng, AICP, Interim Community Development Director)

Description

This legislation amends Section 24-58.2, 24-58.3, 24-58.4, 24-58.5, 24-58.6, 24-58.7, 24-58.8, 24-93, and 24-95 of the City's Code of Ordinance to update the parking requirements for developments within the city.

**BACKGROUND
ANALYSIS:**

In November 2022, the City commenced a residential parking utilization study and parking regulations analysis for the City of North Miami Beach. The study and analysis sought both to ascertain the parking utilization levels at several multi-family developments throughout the City, and analyze the current parking regulations for multi-family developments in the City code.

The city's consultant, based on analysis and public workshop feedback in April 2023, which resulted in the need for additional analysis, and along with staff feedback, has prepared recommendations for changes to the code to improve and increase parking requirements for multi-family development moving forward.

RECOMMENDATION:

Staff recommends approval of the revisions to the land use regulations to update multifamily parking requirements.

**FISCAL/ BUDGETARY
IMPACT:** None

ATTACHMENTS:

Description

- ▣ Ordinance 2023-09 Text Amendments for Multifamily Parking
- ▣ Staff Report - Text Amendments for Multifamily Parking

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER 24 OF THE CITY CODE ENTITLED “ZONING AND LAND DEVELOPMENT” BY SPECIFICALLY AMENDING ARTICLE 5 ENTITLED “ZONING USE DISTRICTS” TO MODIFY THE RESIDENTIAL CATEGORY MINIMUM AND MAXIMUM REQUIREMENTS FROM SECTION 24-58.1 FULFORD MIXED-USE TOWN CENTER DISTRICT “TABLE MU/TC-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.2 MIXED-USE EMPLOYMENT CENTER DISTRICT “TABLE MU/EC-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.3 MIXED-USE NEIGHBORHOOD CENTER DISTRICT “TABLE MU/NC-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.4 ARCH CREEK MIXED-USE CORRIDOR DISTRICT “TABLE MU/C-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.5 SOUTHERN MIXED-USE WATERFRONT DISTRICT “TABLE MU/SWF-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.6 NORTHERN MIXED-USE WATERFRONT DISTRICT “TABLE MU/NWF-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.7 - EASTERN MIXED-USE WATERFRONT DISTRICT “TABLE MU/EWF-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”, SECTION 24-58.8 - INTERNATIONAL BOULEVARD DISTRICT (MU/IB), PART III. URBAN DESIGN STANDARDS, “TABLE MU/IB-7. MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE”; AND TO AMEND ARTICLE IX SECTION 24-93 ENTITLED “PARKING LOT DESIGN STANDARDS” TO CREATE SUBSECTION (L) “MULTI-FAMILY TANDEM PARKING” AND SUBSECTION (M) “VALET PARKING” AND SUBSECTION (N) “FEE-BASED PARKING”; AND AMEND ARTICLE IX SECTION 24-95 ENTITLED “MINIMUM SPACE REQUIREMENTS” TO CLARIFY AND INCREASE PARKING SPACE REQUIREMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the shortage of parking for multi-family developments has been a concern within in the City; and

WHEREAS, the multi-family parking regulations for zoning districts outside the mixed-use zoning districts have not been updated since the incorporation of the Zoning and Land Development Code in 1992; and

WHEREAS, the mixed-use zoning districts’ parking regulations have not been updated since the districts’ creation beginning in 2008; and

WHEREAS, the parking requirements for multi-family development require modification to support the demand for parking spaces in multi-family developments; and

WHEREAS, it is not feasible at this time to maintain reduced parking requirements consistent with Transit Oriented Development (TOD) design standards without adequate multi-modal transportation options in place; and

WHEREAS, the proposed zoning and land development text amendment is consistent with the Policy 1.2.7 of the Transportation Element in the Comprehensive Plan, by requiring all development and redevelopment to provide a sufficient number of parking spaces for motorized vehicles; and

WHEREAS, the City of North Miami Beach has actively engaged in the process of undertaking a review and update of the current Zoning and Land Development Code with respect to increasing the minimum number of required parking spaces for multi-family developments; and

WHEREAS, the City of North Miami Beach is proposing amendments to ZLDC with respect to parking requirements, subject to future modification; and

WHEREAS, the proposed amendments will update the parking lot design standards of section 24-93 to include methods that can help future development meet city-wide multi-family parking requirements, and regulate parking utilization; and

WHEREAS, the proposed amendments will consolidate and increase the minimum parking requirements for all multi-family parking regulations throughout the code into section 24-95 of the Zoning and Land Development Code; and

WHEREAS, the proposed amendments will create regulations for reasonable alternative parking methods which will allow developments to increase the number of parking spaces provided within a defined location; and

WHEREAS, all persons or entities that desire to submit a site plan application adhere to the following multi-family parking regulations; and

WHEREAS, the City Commission believes it is in the best interests of the City to approve this Ordinance to increase the minimum parking requirements and provide for more parking spaces for the city's residents.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. That the recitals and findings contained in the forgoing "whereas" clauses are adopted by reference and incorporated as if fully set forth in this section.

Section 3. That Article V entitled "Zoning Use Districts," Section 24-58 of the Land Development Code is hereby amended to state as follows (underlined is added; ~~stricken through~~

is deleted):

Sec. 24-58.1 - Fulford Mixed-Use Town Center District (MU/TC).

...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/TC shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-Use District.
- (2) On-site parking shall comply with Table MU/TC-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/TC-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/TC-5 Minimum and Maximum Parking Requirements by Use		
	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1000sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking -As required by Section 24-95, "Minimum Space Requirements (A) Multifamily parking space requirements	2 per unit plus 1 per 20 units for guest parking -None
Places of Public Assembly	1 space for each 3 seats in the principal assembly area or 10 spaces for each 1,000 sq. ft. of gfa, whichever is greater	1 space for each 3 seats in the principal assembly area or 10 spaces for each 1,000 sq. ft. of gfa, whichever is greater
Live/work	2 per 1,000 sf	4 per 1,000 sf
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.2 Mixed-Use Employment Center District (MU/EC).

...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/EC shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/EC-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/EC-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/EC-5 Minimum and Maximum Parking Requirements by Use		
	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking -As required by Section 24-95, "Minimum Space Requirements (A)	2 per unit plus 1 per 20 units for guest parking -None

	Residential Uses Table,” under Multifamily parking space requirements	
Live/work	2 per 1,000 sf	4 per 1,000 sf
Self-Storage	1 per 10,000 sf or 8 spaces gfa, whichever is greater	1 per 1,000 sf gfa
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...
 Sec. 24-58.3 Mixed-Use Neighborhood Center District (MU/NC).
 ...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/NC shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/NC-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/NC-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/NC-5. Minimum and Maximum Parking Requirements by Use		
	Minimum	Maximum
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking -As required by Section 24-95, “Minimum Space Requirements (A) Residential Uses Table,” under Multifamily parking space requirements	2 per unit plus 1 per 20 units for guest parking -None
Live/Work	2 per 1,000 sf	4 per 1,000 sf
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...
 Sec. 24-58.4 Arch Creek Mixed-Use Corridor District (MU/C).
 ...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/C shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/C-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/C-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/C-5 Minimum and Maximum Parking Requirements by Use		
	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest	2 per unit plus 1 per 20 units for guest

	parking —As required by Section 24-95, “Minimum Space Requirements (A) Residential Uses Table,” under Multifamily parking space requirements	parking —None
Live/work	2 per 1,000 sf	4 per 1,000 sf
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...
 Sec. 24-58.5 Southern Mixed-Use Waterfront District (MU/SWF).

...
 (K) *On-site Parking Standards.*

- (1) All parking within the SOUTHERN MU/WF shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/SWF-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/SWF-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking —As required by Section 24-95, “Minimum Space Requirements (A) Residential Uses Table,” under Multifamily parking space requirements	2 per unit plus 1 per 20 units for guest parking —None
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...
 Sec. 24-58.6 Northern Mixed-Use Waterfront District (MU/NWF).

...
 (K) *On-site Parking Standards.*

- (1) All parking within the NORTHERN MU/WF shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/NWF-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/NWF-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking	2 per unit plus 1 per 20 units for guest parking

	parking —As required by Section 24-95, “Minimum Space Requirements (A) Residential Uses Table.” under Multifamily parking space requirements	parking —None
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...
 Sec. 24-58.7 Eastern Mixed-Use Waterfront District (MU/EWF).

...
 (L) *On-site Parking Standards.*

- (1) All parking within the EASTERN MU/WF shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/EWF-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/EWF-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1/1BR and 2BR unit; 1.5/3BR unit 1/20 units (guest parking) As required by Section 24-95, “Minimum Space Requirements (A) Residential Uses Table,” under Multifamily parking space requirements	2/1BR and 2 BR unit; 3/3BR unit 1/20 units (guest parking) <u>None</u>
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...
 Sec. 24-58.8 International Boulevard District (MU/IB).

...
 (C) *On-Site Parking Standards.*

- (1) *Vehicular Parking.*
 - a. All parking within the MU/IB shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-Use District.
 - b. On-site parking shall comply with Table MU/IB-7. Uses not listed herein shall comply with the parking requirements specified in Article IX.
 - c. Guest parking shall comply with Table MU/IB-7. Guest parking shall be designated and prominently marked on-site as "Guest Parking" with signage and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Uses	Parking Spaces (min.)	Parking Spaces (max.)
Retail, Restaurant or Commercial	2/1,000 sf	4/1,000 sf
Office	2.5/1,000 sf	4/1,000 sf
Hotel and Motel; Hotel and Motel Limited	1/4 rooms and; 1/800 sf (restaurant, public meeting areas) and; 1/15 rooms for staff	1/4 rooms and; 1/800 sf (restaurant, public meeting areas) and; 1/15 rooms for staff

Residential (multi-family)	1/1BR and 2 BR unit; 1.5/3BR unit 1/20 units (guest parking) <u>As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under Multifamily parking space requirements</u>	2/1BR and 2 BR unit; 3/3BR unit 1/20 units (guest parking) <u>None</u>
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...

Section 4. That Article IX, Section 24-93 entitled "Off-Street Parking and Loading, Parking Lot Design Standards," is hereby amended to state as follows (underlined is added; ~~stricken through~~ is deleted):

...

(L) Multi-family Tandem Parking. The storage of up to two (2) vehicles one behind another in one standard-size parking space shall be permitted only if granted concurrent with approval of a site plan. Tandem parking can only be used in a 90-degree configuration. Each tandem parking space shall be self-parking and only serve one designated multi-family unit of two-bedrooms or greater, unless the tandem spaces are used in conjunction solely with valet parking services. Tandem parking designs are subject to traffic circulation review and site plan approval.

1. All tandem parking spaces shall have specific signage designating for residential units only.
2. All tandem parking spaces used to meet residential parking requirements must only be used for storage of vehicles.
3. All tandem spaces shall have at least one required wheel stop.

(M) Valet parking. A parking facility with a valet service or operator which allows for attendants to receive, park and deliver the automobiles of occupants, tenants, customers, invitees, and visitors, including tandem parking may be utilized to fulfill some or all of the requirements of the Code provided the following requirements are complied with:

- (a) Any required valet parking utilized to fulfill the parking requirements set forth in this section shall be governed by an agreement with the city (in such form as may be approved by the City Attorney), and recorded in public record. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement with the city must include a legal description of the parcel where parking will be located and state the number of parking spaces which must be provided. If the parcel to be used for valet parking is different than the parcel the parking serves, the provisions for off-street parking must be met. The agreement may be released by the city at such time that approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use.
- (b) The required queue is to be provided on private property as opposed to public rights-of-way.
- (c) There is a parking professional available for vehicle retrieval one hundred percent (100%) of the operating hours of the use (which for a residential use shall constitute at all times).
- (d) The dimensions for permanent single valet parking spaces shall be a minimum of nine (9) feet wide and eighteen (18) feet deep. The dimensions for permanent tandem valet parking spaces with a maximum stacking of two vehicles shall be a minimum of nine (9) feet by thirty-six (36) feet.
- (e) Valet parking may be utilized to conform with the number of handicap accessible parking spaces provided that:
 - i. An adequate number of handicapped accessible spaces, the dimensions of which conform to the standards set forth in this section as determined during site plan approval, shall be provided adjacent to the vehicle queuing area for those vehicles which cannot be operated by the parking professional; and,
 - ii. All other vehicles may be safely operated by aforementioned parking professional.

(f) Valet drop-off/queuing area must be provided with a minimum length of 100 feet. Greater queuing area may be required as a condition of site plan or conditional use approval based upon the intensity of the use.

(g) Mechanical Vehicle Lifts. Any mechanical lift parking utilized to meet parking requirements shall be used solely in conjunction with valet parking services. The use of mechanical lifts shall be governed by an agreement with the city (in such form as may be approved by the City Attorney), and recorded in public record. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement with the city must include a legal description of the parcel where parking will be located and state the number of parking spaces which must be provided. The agreement may be released by the city at such time that approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use.

(N) Fee-based parking. Parking facilities which charge a fee may not be utilized to fulfill residential parking requirements. No parking facility, where sufficient on-street parking, or non-fee parking facilities, are present within five hundred (500) feet of said facility, may be permitted to charge a parking fee for spaces allocated to fulfill on-site residential parking requirements, inclusive of any shared parking. Fee-based parking facilities are subject to traffic circulation review and site plan approval.

...

Section 5. That Article IX entitled “Off-Street Parking and Loading, Section 24-95 Minimum Space Requirements,” is hereby amended to state as follows (underlined is added; ~~stricken through~~ is deleted):

All uses shall be subject to the following minimum space requirements unless additional spaces may be required as a condition for securing a permitted conditional use. All fractional space requirements shall be rounded off to the next highest number. For uses not specified, the Director shall determine the space requirements; a parking study may be required. Requirements of this section may be modified in accordance with a traffic circulation review as part of the site plan review process, provided such review demonstrates sufficient parking spaces will be provided on-site.

(A) *Residential Uses.*

Use	Parking Space Requirement
Single-family and two-family	2 spaces for each dwelling unit
Multifamily	<p>1.0 spaces for each efficiency unit, 1.5 spaces 1 bedroom and 2 bedroom unit, and 2 spaces for each 3 bedroom unit or larger except Eastern Shores which shall have 2 spaces per efficiency or 1 bedroom unit and 3 spaces per 2 bedroom unit or larger</p> <p><u>1 space for each efficiency/studio unit</u></p> <p><u>1 space for each one-bedroom unit</u></p> <p><u>2 spaces for each two-bedroom unit</u></p>

	<u>3 spaces for each three-bedroom unit</u> <u>4 spaces for each four-bedroom unit or larger</u> <u>1 per 10 units for guest spaces</u>
<u>Multi-family</u> <u>Eastern Shores</u>	<u>2.0 spaces for each efficiency unit</u> <u>2.0 spaces for each one-bedroom unit</u> <u>3.0 spaces for each two-bedroom and larger units</u>
Mobile home	1 space per unit

...

* * * * *

Section 6. Repeal. All ordinances or parts of ordinances in conflict herewith are repealed.

Section 7. Conflicts. In the event that the provisions of this Ordinance are in conflict with any other ordinance, rule or regulation, the provisions of this Ordinance shall prevail.

Section 8. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 9. Codification. It is the intention of the City Commission of the City of North Miami Beach and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word “ordinance” may be changed to “section,” “article” or any other appropriate word.

Section 10. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading.

APPROVED AND ADOPTED by the City Commission of the City of North Miami Beach, Florida, at regular meeting assembled this **the day of** , **2023.**

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

ANDRISE BERNARD
CITY CLERK

MAYOR

(CITY SEAL)

APPROVED AS TO FORM &
LANGUAGE & FOR EXECUTION

CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

	YES	NO	ABSTAIN	ABSENT
Commissioners				
Mayor				
Commissioner McKenzie Fleurimond				
Commissioner Fortuna Smukler				
Commissioner Jay R. Chernoff				
Commissioner Michael Joseph				
Commissioner Phyllis Smith				
Commissioner Daniela Jean				



City of North Miami Beach, Florida

Community Development Department – Planning & Zoning Division

17050 NE 19TH AVENUE
1ST FLOOR
NORTH MIAMI BEACH, FLORIDA 33162
(305) 354-4456

City Commission Staff Report

Meeting: 10/17/2023

File No: 22-08

Application Name:
Multi-Family Parking Requirement Text Amendment

General Data:

Ordinance Amending Chapter 24 of the City Code, “Zoning and Land Development,” Specifically:

- A.** Article 5, “Zoning Use Districts,” to modify the residential category minimum and maximum parking requirements of:
 - Section 24-58.1 - Fulford Mixed-Use Town Center District (MU/TC)
 - Section 24-58.2 - Mixed-Use Employment Center District (MU/EC)
 - Section 24-58.3 - Mixed-Use Neighborhood Center District (MU/NC)
 - Section 24-58.4 - Arch Creek Mixed-Use Corridor District (MU/C)
 - Section 24-58.5 - Southern Mixed-Use Waterfront District (MU/SWF)
 - Section 24-58.6 - Northern Mixed-Use Waterfront District (MU/NWF)
 - Section 24-58.7 - Eastern Mixed-Use Waterfront District (MU/EWF)
 - Section 24-58.8 - International Boulevard District (MU/IB)

- B.** Article 9, “Off Street Parking and Loading,” to modify section 24-93 “Parking Lot Design Standards,” to create subsections:
 - Subsection (L) “Multi-Family Tandem Parking”
 - Subsection (M) “Valet Parking”
 - Subsection (N) “Fee-Based Parking”

- C.** Article 9, “Off Street Parking and Loading,” to modify section 24-95 “Minimum Space Requirements” to clarify and increase parking space requirements for multi-family developments.

Optional Board Motions:

1. **Move to continue** with direction.

2. **Move to approve** the Text Amendment request by finding that it is consistent with the purpose and intent of the Zoning and Land Development code.

3. **Move to deny** of the Text Amendment request by finding that the request is inconsistent with the Comprehensive Plan and does not meet the intent and purpose of the Zoning and Land Development Code.

<p>Project Planner:</p> <p>City of North Miami Beach Community Development Department Planning & Zoning Division</p> <p>Calvin, Giordano & Associates</p>	<p>Review Dates:</p> <p><u>Planning & Zoning Board:</u> October 16, 2023</p> <p><u>City Commission:</u> October 17, 2023</p>	<p>Attachments</p> <p>1. Draft Resolution</p>
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Background & Analysis:

In November 2022, CGA commenced a residential parking utilization study and parking regulations analysis for the City of North Miami Beach. The study and analysis sought both to ascertain the parking utilization levels at several multi-family developments throughout the City, and analyze the current parking regulations for multi-family developments in the City code.

Using best-practice standards, city staff suggestions, public input, and data collected as part of the parking utilization study, CGA prepared recommendations for changes to the code to improve and increase parking requirements for multi-family development moving forward. Other nearby and representative cities were analyzed for their parking requirements, including Miami, North Miami, Miami Shores, Sunny Isles, and Fort Lauderdale.

Initial Parking Utilization Study:

As part of the original assignment, the parking utilization study began with an analysis of four sites chosen by the city:

1. Lazul apartments (2145 NE 164th St)
2. Floridian Arms apartments (1450 NE 170th St)
3. The Highlands apartments (13780, 13810, 13740 Highland Dr)
4. Miami Sandpiper Condominium (3745 NE 171st St)

The study revealed that the minimum parking requirements of the City code were lower than the actual peak parking demand for multifamily uses. Analysis of the code found that parking requirements in the mixed-use districts were particularly inadequate to meet demand, and that parking lot design requirements failed to regulate or allow for parking options that could help meet future demand.

Multi-Family Parking Assessment, Parking Regulation Workshop:

During the workshop on April 12, 2023, in which a presentation of the parking utilization results and proposed code changes were made, concerns were raised by the public and elected officials regarding the low minimum parking requirements of the mixed-use districts, the inadequate minimum requirements for multi-family structures in general, and the need for further analysis of parking utilization at more sites throughout the city. The Mayor and City Commissioners asked that additional sites be studied, and that CGA analyze the parking utilization at The Harbour and Marina Palms condominiums.

Additional Parking Utilization Study:

CGA worked with city staff to determine appropriate additional sites for parking utilization analysis. The selection was based on the need for varying geographic areas within the city to be represented, a variety of multi-family structures to be included, and for the sites to represent varying ages. The following additional four sites were analyzed in August 2023:

5. Inland Towers (2075 NE 164th St)
6. Tiberius apartments (1985 NE 168th Street)
7. Leeward Point Townhouses (16479 NE 27th Ave)
8. Coral Isle West (3545 NE 166th St)

As requested by the City Commission, and in order to incorporate the unique nature of two more recent and larger residential developments, the following two sites were analyzed in September, 2023:

9. The Harbour condominium (16385 Biscayne Blvd)
10. Marina Palms condominium (17111, 17201, 17301 Biscayne Blvd)

Again, analysis of the additional sites revealed the minimum parking requirements of the City code were lower than the current parking demand for these multifamily developments. Furthermore, separate analysis of The Harbour and Marina Palms developments revealed unique circumstances, as these sites are located in areas without on-street parking, included solely structured parking for residents, valet parking facilities nearing capacity, and concerns about parking raised by building management. Field review also indicated that, as expected, free parking spaces filled up before paid spaces, and thus, where fee parking on private parking exists in proximity to free public, on-street parking, parking is shifted from private to public areas with in vicinity, given the semblance of full on-street parking when in reality, the parking demand has not risen, just shifted geographically.

Parking Utilization Study, Existing Spaces:

Site	Location	Parking Spaces
Lazul apartments	2145 NE 164th St, North Miami Beach, FL 33162	349
Floridian Arms apartments	1450 NE 170th St, North Miami Beach, FL 33162	73
The Highlands apartments	13780, 13810, 13740 Highland Dr, North Miami Beach, FL 33181	60
Miami Sandpiper Condominium	3745 NE 171st St, North Miami Beach, FL 33160	78
Inland Towers	2075 NE 164 th St., North Miami Beach, FL 33162	186
Tiberius apartments	1985 NE 168 th St., North Miami Beach, FL 33162	15
Leeward Point Townhouses	16479 NE 27 th Ave, North Miami Beach, FL 33160	254
Coral Isle West	3545 NE 166 th St., North Miami Beach, FL 33160	112
The Harbour condominium	16385 Biscayne Blvd, North Miami Beach, FL 33160	643
Marina Palms condominium	17111, 17201, 17301 Biscayne Blvd, North Miami Beach, FL 33160	841

Code Change Recommendations:

Through analysis of the City Code parking requirements, knowledge of best practices, incorporation of public and official input, staff recommendations, and findings of the parking utilization study, CGA has *proposed the following changes to the Code*, contained in the Ordinance attached:

A. Amend the subsections of Section 24-58, to remove the separate & lower minimum parking requirements, and remove the maximum parking requirement, of each mixed-use district.

- Current Minimums: “1 per unit plus 1 per 20 units for guest parking”
- Current Maximums: “2 per unit plus 1 per 20 units for guest parking”
- Minimum changed: “As required by Section 24-95, “Minimum Space Requirements (A)” (*Mixed-use districts would now be subject to the same multi-family minimum parking requirements city-wide*)
- Maximum change to: “None”
- Proposed Changes to the code as follows:

“Sec. 24-58.1 - Fulford Mixed-Use Town Center District (MU/TC).

...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/TC shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-Use District.
- (2) On-site parking shall comply with Table MU/TC-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/TC-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1000sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking As required by Section 24-95, “Minimum Space Requirements (A) Residential Uses Table,” under Multifamily parking space requirements	2 per unit plus 1 per 20 units for guest parking None
Places of Public Assembly	1 space for each 3 seats in the principal assembly area or 10 spaces for each 1,000 sq. ft. of gfa, whichever is greater	1 space for each 3 seats in the principal assembly area or 10 spaces for each 1,000 sq. ft. of gfa, whichever is greater
Live/work	2 per 1,000 sf	4 per 1,000 sf
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.2 Mixed-Use Employment Center District (MU/EC).

...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/EC shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/EC-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/EC-5. Guest parking shall be designated and prominently marked on-site

as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/EC-5 Minimum and Maximum Parking Requirements by Use		
	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under <u>Multifamily parking space requirements</u>	2 per unit plus 1 per 20 units for guest parking <u>None</u>
Live/work	2 per 1,000 sf	4 per 1,000 sf
Self-Storage	1 per 10,000 sf or 8 spaces gfa, whichever is greater	1 per 1,000 sf gfa
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.3 Mixed-Use Neighborhood Center District (MU/NC).

...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/NC shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/NC-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/NC-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/NC-5. Minimum and Maximum Parking Requirements by Use		
	Minimum	Maximum
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under <u>Multifamily parking space requirements</u>	2 per unit plus 1 per 20 units for guest parking <u>None</u>
Live/Work	2 per 1,000 sf	4 per 1,000 sf
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.4 Arch Creek Mixed-Use Corridor District (MU/C).

...

(L) *On-site Parking Standards.*

- (1) All parking within the MU/C shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/C-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/C-5. Guest parking shall be designated and prominently marked on-site as

"Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/C-5 Minimum and Maximum Parking Requirements by Use		
	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under Multifamily parking space requirements	2 per unit plus 1 per 20 units for guest parking None
Live/work	2 per 1,000 sf	4 per 1,000 sf
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.5 Southern Mixed-Use Waterfront District (MU/SWF).

...

(K) *On-site Parking Standards.*

- (1) All parking within the SOUTHERN MU/WF shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/SWF-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/SWF-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/SWF-5 Minimum and Maximum Parking Requirements by Use		
	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	1 per unit plus 1 per 20 units for guest parking As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under Multifamily parking space requirements	2 per unit plus 1 per 20 units for guest parking None
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.6 Northern Mixed-Use Waterfront District (MU/NWF).

...

(K) *On-site Parking Standards.*

- (1) All parking within the NORTHERN MU/WF shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/NWF-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/NWF-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/NWF-5 Minimum and Maximum Parking Requirements by Use

	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	<u>1 per unit plus 1 per 20 units for guest parking As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under Multifamily parking space requirements</u>	<u>2 per unit plus 1 per 20 units for guest parking None</u>
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.7 Eastern Mixed-Use Waterfront District (MU/EWF).

...

(L) *On-site Parking Standards.*

- (1) All parking within the EASTERN MU/WF shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-use District.
- (2) On-site parking shall comply with Table MU/EWF-5. Uses not listed herein shall comply with the parking requirements specified in Article IX.
- (3) Guest parking shall comply with Table MU/EWF-5. Guest parking shall be designated and prominently marked on-site as "Guest Parking" and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/EWF-5 Minimum and Maximum Parking Requirements by Use

	Min	Max
Retail, restaurant or commercial	2 per 1,000 sf	4 per 1,000 sf
Office	2.5 per 1,000 sf	4 per 1,000 sf
Hotel and motel; hotel and motel, limited	1 per 4 rooms plus 1 per 800 sf for restaurant, public meeting areas; 1 per 15 rooms for staff	1 per 4 rooms plus 1 per 800sf for restaurant, public meeting areas; 1 per 15 rooms for staff
Residential	<u>1/1BR and 2BR unit; 1.5/3BR unit 1/20 units (guest parking) As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under Multifamily parking space requirements</u>	<u>2/1BR and 2 BR unit; 3/3BR unit 1/20 units (guest parking) None</u>
Microbrewery, winery or distillery	Retail/tasting room: 2 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1 per 1,000 sq. ft. gfa	Retail/tasting room: 4 spaces per 1,000 sq. ft. gfa; Manufacturing/processing: 1.5 per 1,000 sq. ft. gfa

...

Sec. 24-58.8 International Boulevard District (MU/IB).

...

(C) *On-Site Parking Standards.*

- (1) *Vehicular Parking.*
 - a. All parking within the MU/IB shall comply with the Access, Circulation, Parking and Loading Standards specified in Section 24-58 Mixed-Use District.
 - b. On-site parking shall comply with Table MU/IB-7. Uses not listed herein shall comply with the parking requirements specified in Article IX.
 - c. Guest parking shall comply with Table MU/IB-7. Guest parking shall be designated and prominently marked on-site as "Guest Parking" with signage and shall not be restricted in any manner to use by a single tenant, owner, unit, or other user.

Table MU/IB-7. Minimum and Maximum Parking Requirements by Use

Uses	Parking Spaces (min.)	Parking Spaces (max.)
Retail, Restaurant or Commercial	2/1,000 sf	4/1,000 sf

Office	2.5/1,000 sf	4/1,000 sf
Hotel and Motel; Hotel and Motel Limited	1/4 rooms and; 1/800 sf (restaurant, public meeting areas) and; 1/15 rooms for staff	1/4 rooms and; 1/800 sf (restaurant, public meeting areas) and; 1/15 rooms for staff
Residential (multi-family)	1/1BR and 2 BR unit; 1.5/3BR unit 1/20 units (guest parking) As required by Section 24-95, "Minimum Space Requirements (A) Residential Uses Table," under Multifamily parking space requirements	2/1BR and 2 BR unit; 3/3BR unit 1/20 units (guest parking) <u>None</u>

B. Amend Section 24-93, to update "Parking Lot Design Standards" to include methods that can help future development meet the city-wide multi-family parking requirements, and regulate proper parking utilization:

- Multi-family Tandem Parking: *limited to two tandem spaces for each residential unit*
- Valet Parking: *by separate agreement with the city only, and not exempt from minimum space requirements, and any mechanical vehicle lifts must be operated by valet*
- Limiting fee-based parking: *cannot be used to fulfill minimum parking requirements, and not permitted within 500' of sufficient on-street or free parking*
- Proposed Changes to the code as follows:

Section 24-93 Parking Lot Design Standards

...

"(L) Multi-family Tandem Parking. The storage of up to two (2) vehicles one behind another in one standard-size parking space shall be permitted only if granted concurrent with approval of a site plan. Tandem parking can only be used in a 90-degree configuration. Each tandem parking space shall be self-parking and only serve one designated multi-family unit of two-bedrooms or greater, unless the tandem spaces are used in conjunction solely with valet parking services. Tandem parking designs are subject to traffic circulation review and site plan approval.

1. All tandem parking spaces shall have specific signage designating for residential units only.
2. All tandem parking spaces used to meet residential parking requirements must only be used for storage of vehicles.
3. All tandem spaces shall have at least one required wheel stop.

(M) Valet parking. A parking facility with a valet service or operator which allows for attendants to receive, park and deliver the automobiles of occupants, tenants, customers, invitees, and visitors, including tandem parking may be utilized to fulfill some or all of the requirements of the Code provided the following requirements are complied with:

- (a) Any required valet parking utilized to fulfill the parking requirements set forth in this section shall be governed by an agreement with the city (in such form as may be approved by the City Attorney), and recorded in public record. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement with the city must include a legal description of the parcel where parking will be located and state the number of parking spaces which must be provided. If the parcel to be used for valet parking is different than the parcel the parking serves, the provisions for off-street parking must be met. The agreement may be released by the city at such time that approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use.
- (b) The required queue is to be provided on private property as opposed to public rights-of-way.
- (c) There is a parking professional available for vehicle retrieval one hundred percent (100%) of the operating hours of the use (which for a residential use shall constitute at all times).
- (d) The dimensions for permanent single valet parking spaces shall be a minimum of nine (9) feet wide and eighteen (18)

feet deep. The dimensions for permanent tandem valet parking spaces with a maximum stacking of two vehicles shall be a minimum of nine (9) feet by thirty-six (36) feet.

- (e) Valet parking may be utilized to conform with the number of handicap accessible parking spaces provided that:
 - i. An adequate number of handicapped accessible spaces, the dimensions of which conform to the standards set forth in this section as determined during site plan approval, shall be provided adjacent to the vehicle queuing area for those vehicles which cannot be operated by the parking professional; and,
 - ii. All other vehicles may be safely operated by aforementioned parking professional.

- (f) Valet drop-off/queuing area must be provided with a minimum length of 100 feet. Greater queuing area may be required as a condition of site plan or conditional use approval based upon the intensity of the use.

- (g) Mechanical Vehicle Lifts. Any mechanical lift parking utilized to meet parking requirements shall be used solely in conjunction with valet parking services. The use of mechanical lifts shall be governed by an agreement with the city (in such form as may be approved by the City Attorney), and recorded in public record. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement with the city must include a legal description of the parcel where parking will be located and state the number of parking spaces which must be provided. The agreement may be released by the city at such time that approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use.

(N) Fee-based parking. Parking facilities which charge a fee may not be utilized to fulfill residential parking requirements. No parking facility, where sufficient on-street parking, or non-fee parking facilities, are present within five hundred (500) feet of said facility, may be permitted to charge a parking fee for spaces allocated to fulfill on-site residential parking requirements, inclusive of any shared parking. Fee-based parking facilities are subject to traffic circulation review and site plan approval.

C. Amend Section 24-95 “Minimum Space Requirements”, to increase the city-wide Multifamily minimum parking requirements for all future residential development.

- Change to: 1 parking space for every dwelling unit bedroom
- Adds a requirement for guest parking (1 for every 10 units)
- Allows for the City to modify these requirements on a case-by-case basis by requiring a developer to submit a traffic circulation study that can demonstrate sufficient parking
- Current:
 - “1.0 spaces for each efficiency unit, 1.5 spaces 1 bedroom and 2 bedroom unit, and 2 spaces for each 3 bedroom unit or larger except Eastern Shores which shall have 2 spaces per efficiency or 1 bedroom unit and 3 spaces per 2 bedroom unit or larger”
- Change to:
 - “1 space for each efficiency/studio unit
 - 1 space for each one-bedroom unit
 - 2 spaces for each two-bedroom unit
 - 3 spaces for each three-bedroom unit
 - 4 spaces for each four-bedroom unit or larger
 - 1 per 10 units for guest spaces”
- Eastern Shores Multi-family requirement language is clarified, but remains the same
- Proposed changes to the Code as follows:

Section 24-95 Minimum Space Requirements

All uses shall be subject to the following minimum space requirements unless additional spaces may be required as a condition for securing a permitted conditional use. All fractional space requirements shall be rounded off to the next highest number. For uses not specified, the Director shall determine the space requirements; a parking study may be required. Requirements of this section may be modified in accordance with a traffic circulation review as part of the site

plan review process, provided such review demonstrates sufficient parking spaces will be provided on-site.

(A) Residential Uses.

Use	Parking Space Requirement
Single-family and two-family	2 spaces for each dwelling unit
Multifamily	<p><u>1.0 spaces for each efficiency unit, 1.5 spaces 1 bedroom and 2 bedroom unit, and 2 spaces for each 3 bedroom unit or larger except Eastern Shores which shall have 2 spaces per efficiency or 1 bedroom unit and 3 spaces per 2 bedroom unit or larger</u></p> <p><u>1 space for each efficiency/studio unit</u> <u>1 space for each one-bedroom unit</u> <u>2 spaces for each two-bedroom unit</u> <u>3 spaces for each three-bedroom unit</u> <u>4 spaces for each four-bedroom unit or larger</u> <u>1 per 10 units for guest spaces</u></p>
<p><u>Multi-family</u> <u>Eastern Shores</u></p>	<p><u>2.0 spaces for each efficiency unit</u> <u>2.0 spaces for each one-bedroom unit</u> <u>3.0 spaces for each two-bedroom and larger units</u></p>
Mobile home	1 space per unit

Analysis:

Compliance with the Zoning and Land Development Regulations (ZLDC):

- .

Figure MU/TC – 10: Street Type S6

Recommendation:

Staff Recommends approval of the Zoning Amendment Text to Section 24-58 “Mixed-Use (MU) District” to amend the existing regulating plan AND DIAGRAM OF the Mixed Use District and Section 24-58.1 “Fulford Mixed-Use Town Center (MU/TC)” District. The recommendation to approve will maintain consistency to the City’s comprehensive plan and Land development regulations.