

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Caitlin Crowe, Planner I
Russell Martin, AICP, Senior Planner

Date: January 18, 2019

CC: Tammi Saddler-Jones – City Administrator

RE: **Code Amendment – Guest Parking for Townhome and Condominium Communities**

BACKGROUND

The City Zoning Ordinance does not currently provide a parking requirement for guest parking in townhome and condominium communities. Community Development has typically addressed guest parking in these communities through the rezoning process. Community Development is proposing adding a minimum parking standard in the Zoning Ordinance for guest parking in townhome and condominium communities.

ANALYSIS

Currently, townhome and condominium communities are required to provide two parking spaces per dwelling unit, with no requirement for guest parking. Due to the densities associated with townhome and condominium communities there could be potential accessibility issues with respect to emergency and sanitation services if guest parking is relegated to the streets of the community. If guest parking is allowed on the street, this would affect the turning radius of the fire and sanitation vehicles and potentially limit access to other units within the community. Community Development is proposing a minimum parking ratio of 1 guest parking space per 25% of the total units. The guest parking could be provided as off-street parking within the community, or as on-street parallel parking. The parallel parking space would be provided as a dedicated parking area outside the travel lane of the street, so as not to affect the turning movements of the emergency service and sanitation service vehicles. Community Development has been implementing this requirement through the rezoning process for these types of developments, but would like to make the guest parking requirement an official part the Zoning Ordinance.

STAFF COMMENTS

Community Development has reviewed the City's Zoning Ordinance and has made a code amendment. The proposed amendment is:

- 1) Adding a guest parking requirement.

The Zoning Ordinance amendment was heard by the Planning and Zoning Board on December 10, 2018. It was recommended for approval by a vote of 7-0.

Community Development recommends **approval** of the following code amendment to Section 906 of the City's Zoning Ordinance:

Subsections of Section 906 of the Zoning Ordinance shall be amended to add a guest parking requirement. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE IX. – OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 906.- Required parking spaces.

Off-street automobile parking space shall be provided on every lot on which any of the following uses are hereafter established. The number of automobile parking spaces shall be at least as great as the number specified herein.

(906.1) *Automobile repair garages*: One space per 150 square feet of gross floor area.

(906.2) *Automobile service station*: Three spaces for each service bay, plus one space for every two employees, with a minimum of five spaces required.

(906.3) *Business, professional offices and clinics*: One space per 250 square feet of gross floorspace, with the exception of halls, foyers, bathroom areas, elevators or other nontenant floorspace.

(906.4) *Bowling alleys*: Five spaces per alley.

(906.4.1) *Central business district parking requirements*: The construction of new buildings in the CBD requires the providing of new off-street parking according to the following minimum standards. It is not necessary for a developer to provide parking on the same lot as the building, provided he provides the parking on land he/[she] owns or leases for a five-year minimum located within 400 feet of the building.

- (1) New office and commercial uses which contain more than 10,000 square feet of gross floor area and are located on lots with a street frontage of 40 feet or more must provide parking at the rates specified below:

Floor Area	Parking Spaces (per 1,000 sq. ft.)
10,000 sq. ft. and up	1.0 for each 1,000 sq. ft.

- (2) Hotels and motels, 0.5 spaces/room.
(3) Dwellings, 1.0 space/unit; senior citizens, 0.5 space/unit.
(4) Existing floor area in renovated and rehabilitated buildings are exempt from these requirements.
(5) The minimum dimension for parking spaces within this district is eight feet in width and 16 feet in length.

(906.5) *Churches and other places of worship*: One space per four seats in the main auditorium.

(906.6) *Commercial, manufacturing and industrial establishments not catering to retail trade*: One space per 2,000 square feet of gross office, plant or storage area.

(906.7) *Delivery, ambulance and other similar services*: One space for each vehicle plus one additional space for each two administrative or service employees.

(906.8) *Single- and two-family dwellings*: Two spaces per dwelling unit.

(906.9) *Food stores*: One space per 100 square feet of gross floor area.

(906.10) *General business, commercial or personal service establishments catering to retail trade but not including food stores*: Five and one-half spaces per 1,000 square feet of gross floor area.

(906.10.1) Guest parking for townhome and condominium communities: One space per 25 percent of the total units.

(906.11) *Hospitals, sanitariums, nursing homes, homes for the aged and similar institutional use*: One space per two beds.

(906.12) *Lodges, fraternal or social organizations*: One space per 150 square feet of gross floor area.

(906.13) *Motels, tourist homes and hotels*: One and one-quarter spaces per unit.

(906.14.1) *Multifamily, apartment developments*: One and three-quarter parking spaces for each dwelling unit. For a club building or similar facility, which is an accessory use to a multifamily project, one space per 200 square feet of gross floor area is required.

(906.14.2) *Multifamily, high-rise apartment developments (standard)*: One and three-quarter parking spaces per dwelling unit.

(906.14.3) *Multifamily, high-rise apartment developments (senior citizen)*: One-half parking space per dwelling unit.

(906.15) *Public swimming pool, golf course, neighborhood recreation center or similar use*: A minimum of 20 spaces except that an 18-hole golf course shall have a minimum of 40 spaces.

(906.16) *Private swimming pool, golf course, neighborhood recreation center or similar use*: One space per five members but not less than 20 spaces except that golf courses shall require a minimum of 20 spaces per nine holes.

(906.17) *Restaurants, nightclubs, taverns and similar establishments serving food or beverages and providing patron use area*: One space per 75 square feet of gross floor area.

(906.18) *Restaurants, drive-in, without area provided for patron use:* One space per 100 square feet of gross floor area, but not less than ten spaces.

(906.19) *Shopping centers and developments:* Four and one-half spaces per 1,000 square feet of gross floor area.

(906.20) *Schools, public or private elementary:* Two spaces per classroom.

(906.21) *Schools, public or private secondary:* Five spaces per classroom.

(906.22) *Schools, college, trade and vocational:* Ten spaces per classroom.

(906.23) *Skating rinks, dancehalls, pool rooms and other places of amusement or assembly without fixed seating:* One space per 200 square feet of gross floor area.

(906.24) *Theaters, auditoriums, funeral homes, gymnasiums, stadiums and other places of assembly with fixed seating:* One space per three seats.

(906.25) *Theaters, auditoriums, funeral homes, gymnasiums, stadiums and other places of assembly without fixed seating:* One space per 25 square feet of floor area available for the accommodation of movable seats in the largest assembly room.

(906.26) *Wholesale or jobbing establishment or other similar use:* One space per 200 square feet of gross floor area devoted to sales or display plus one space per 2,000 square feet of gross storage area.

(906.27) *Warehouses, mini:* Four spaces minimum plus one space per 2,000 square feet of gross storage area in excess of 8,000 square feet, provided in the event the development contains an apartment, the minimum spaces shall be increased to six spaces.

(Ord. No. 2017-02, 1-17-17)