



# City of Smyrna

2800 King Street  
Smyrna, GA 30080  
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## Issue Sheet

File Number: ORD2019-06

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**Agenda Date:** 2/18/2019

**Version:** 2

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Ordinance

**Agenda Number:** D.

**WARD:** Citywide

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - Code Amendment to the Zoning Ordinance to add guest parking for townhome and condominium communities - City of Smyrna

**ISSUE:** 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.

**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. The Zoning Ordinance amendment was heard by the Planning and Zoning Board on December 10, 2018. It was recommended for approval by a vote c

**RECOMMENDATION/REQUESTED ACTION:** 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.

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