

Z190-002

Parking

**Zoning Ordinance Advisory
Committee (ZOAC)**

7.9.2020

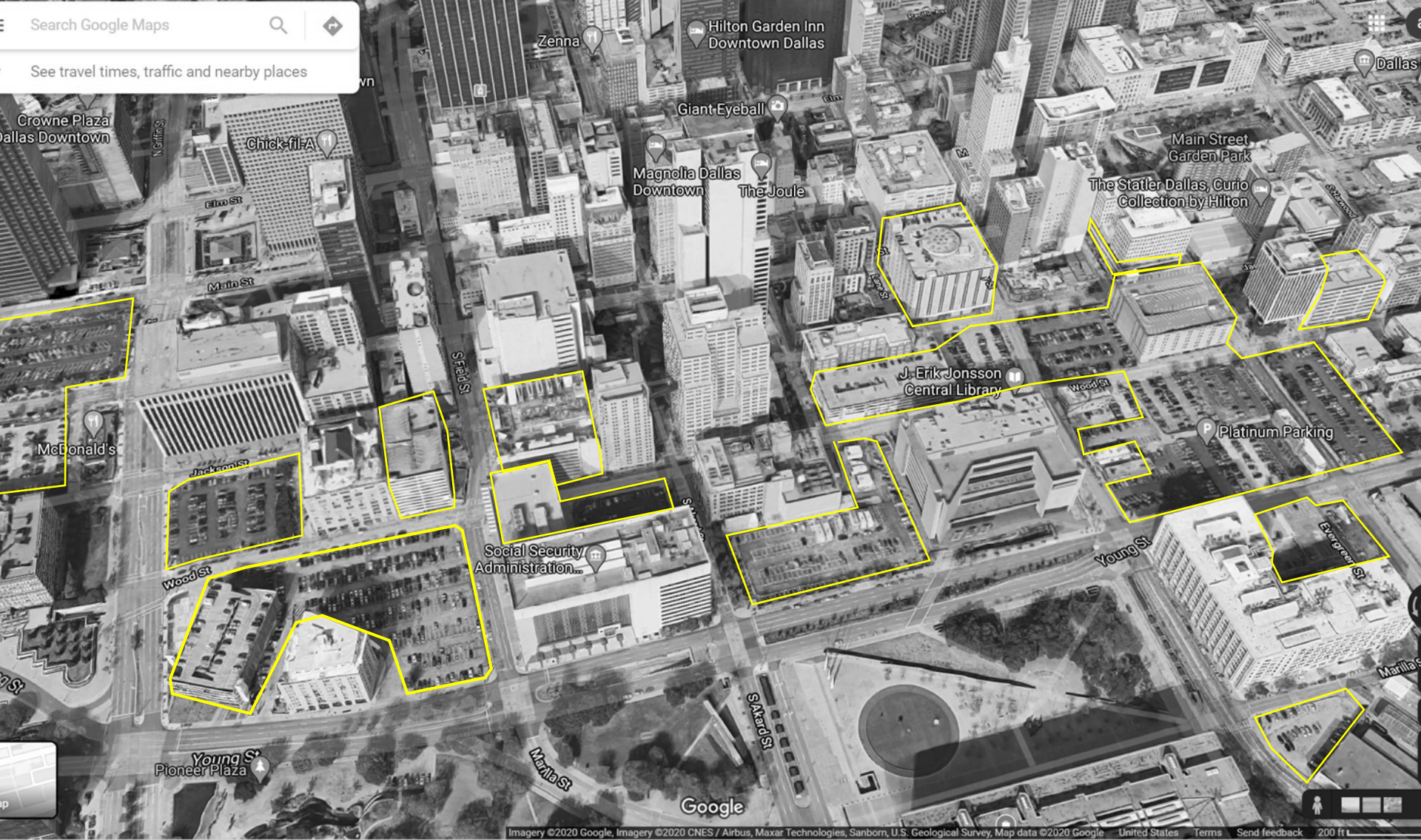
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Lori Levy, AICP
Senior Planners
**Sustainable Development and
Construction**



City of Dallas

Background

- On October 3, 2019, City Plan Commission authorized a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending off-street parking and loading requirements including, but not limited to, hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development.
- ZOAC briefings:
 - 3.5.2020
 - 6.18.2020
 - 7.9.2020



Search Google Maps



See travel times, traffic and nearby places

D190-002

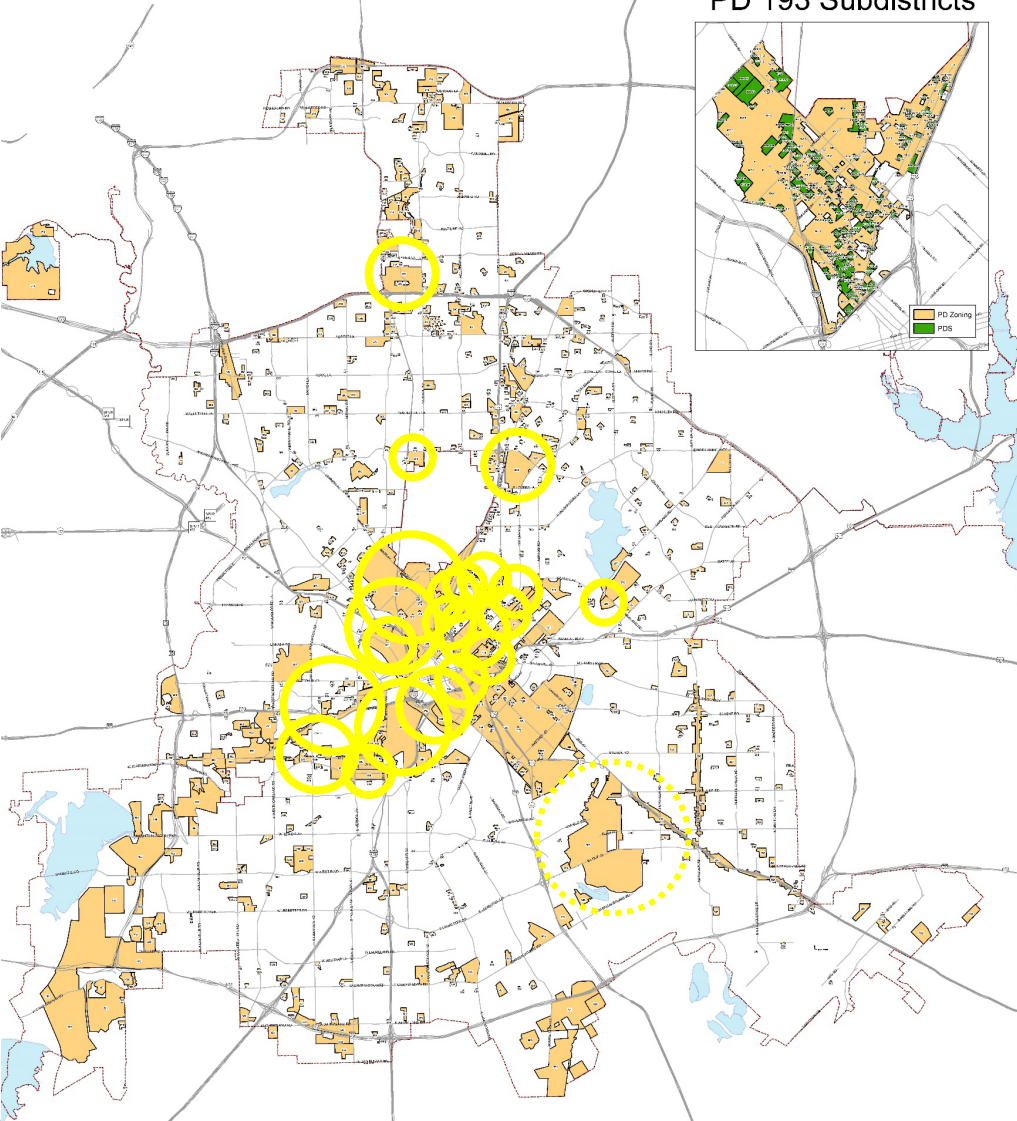


Overview

- Sample of 21 Special Purpose Districts
- 1024 Planned Development Districts in Dallas (mostly for development)
- 39 have the designation Special Purpose Districts
- = total of 7,217.46 acres / Dallas is 246,912 acres
- Span from 1985 to 2018 (Chapter 51A in March 1987)
- Excerpts and analysis of ratios and reductions
(not included: design and landscape standards for parking lots and garages; loading regs)

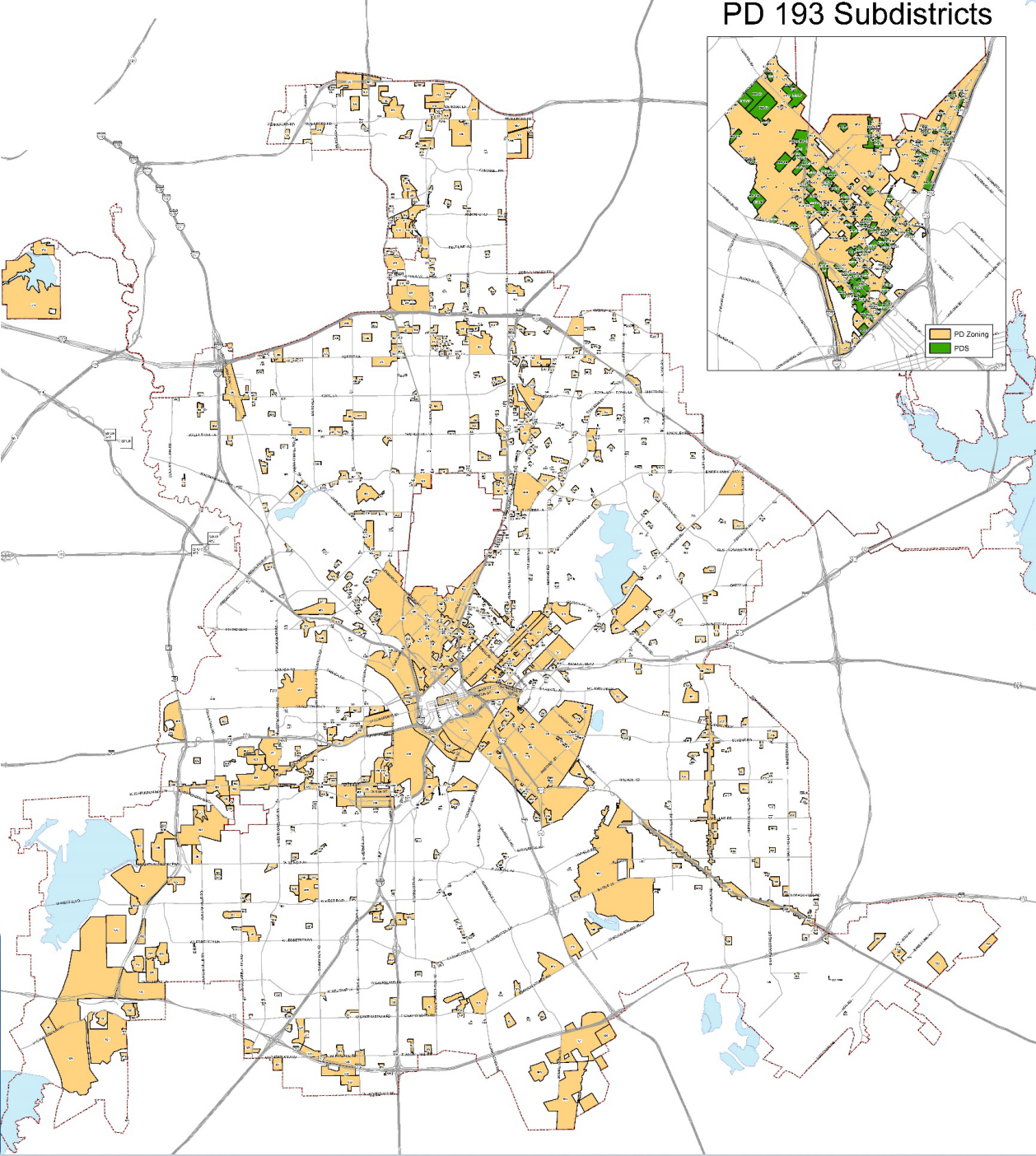
- Few important ones were left out because they default to Chapter 51A
- PD 883 will need to be included

PD 193 Subdistricts



PD 193 Oak Lawn SPD	PD 468 Oak Cliff Gateway SPD
PD 225 State Thomas SPD	PD 582 Victory PD
PD 269 Deep Ellum SPD	PD 621 Old Trinity and Design District SPD
Chapter 51A	PD 714 W Commerce / Fort Worth Ave SPD
PD 298 Bryan Area SPD	PD 749 Baylor Uni. Medical Center SPD
PD 305 Cityplace	PD 784 Trinity River Corridor SPD
PD 314 Preston Center SPD	PD 830 Bishop Ave
PD 316 Jefferson Area SPD	PD 842 (Lower Greenville)
PD 357 Farmers Market SPD	PD 887 Valley View – Galleria SPD
PD 462 Henderson SPD	PD 916 The Village SPD
PD 466 Hall St SPD	PD 1002 East Side SPD

PD 193 Subdistricts



General observations

- PDs were created in relationship with Chapter 51A; as **adjustment**, rather than different approach
- They include actual tools and solutions for parking ~~reductions~~ **adjustments** – why is the reduction needed?
- The most popular tools:
 - **remote parking** – basically radius-based parking, not a reduction
 - **MUD charts** – to address overlapping parking

But, both with parking agreements only – hiccup in the process (*rely almost completely on BI and BO determination, calculation; usually are complicated to follow*)

- **fees in lieu** – basically a step in a parking management approach (some districts have gathered significant amounts)
- **proximity to transit; on-street parking**
- But (usually) they allow small reductions overall (10-20%, hence “adjustments”) _PD amendments to either tweak the MUD charts or ask for reduced ratios

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General observations

Tools found in the PDs:

- existing buildings (legacy, original) _ remote parking _ Master Parking and Floor Area Plan _ proximity to transit _ cash in lieu _ on-street parking _ traffic management plan or traffic impact analysis _ underground parking _ tree preservation _ cars sharing _ bike parking _ shared parking _ MUD charts _ parking available to the public

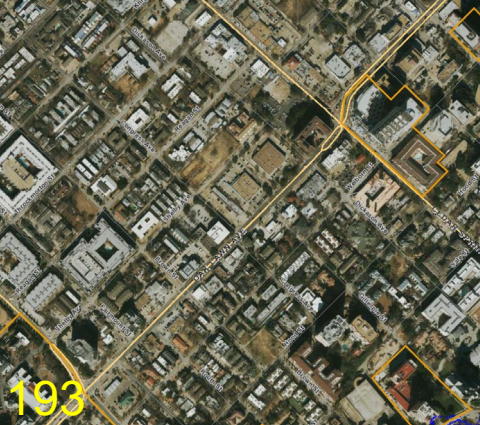


General observations

Tools found in the PDs:

- existing buildings (legacy, original) _ remote parking (*incentivizes walkability*) _ Master Parking and Floor Area Plan _ proximity to transit (*incentivizes transit*) _ cash in lieu _ on-street parking (*needs curb management plans, assess in parallel with complete streets*) _ traffic management plan or traffic impact analysis _ underground parking (*not used enough; FAR regs*) _ tree preservation (*not used enough, pertain more to surface parking*) _ car sharing _ bike parking (*incentivizes other means of transportation; but did not find reductions for proximity to dedicated bike lanes*) _ shared parking _ MUD charts _ parking available to the public (*not used enough*)
- What is the outcome? Overparking? Type of parking (ex: limitations on surface parking)

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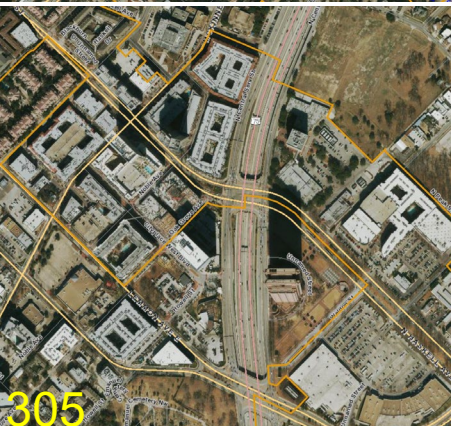
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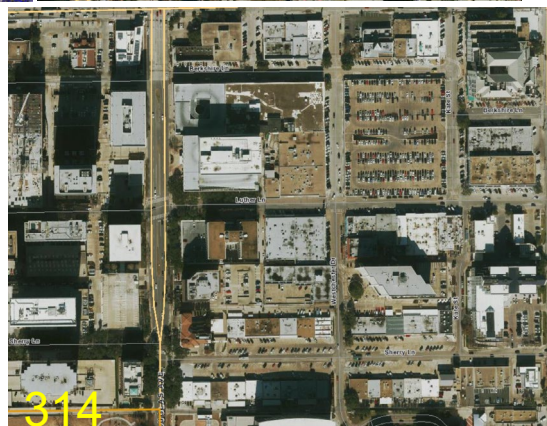
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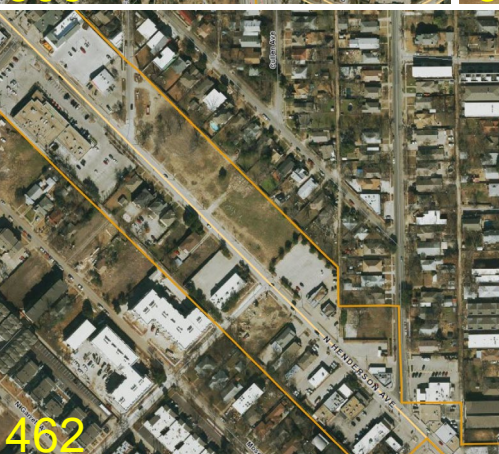
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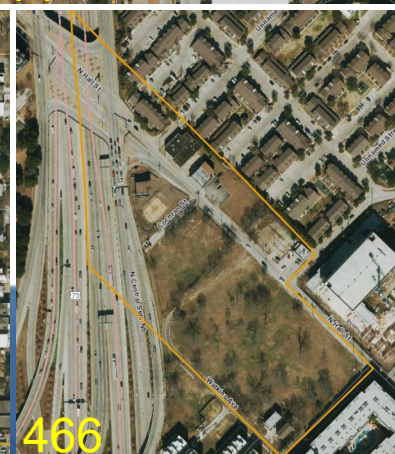
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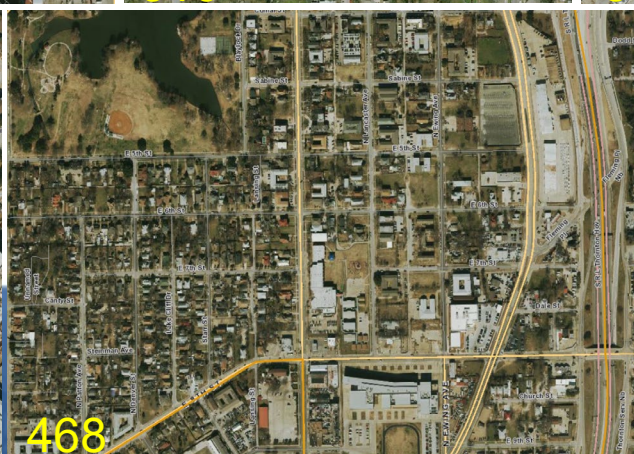
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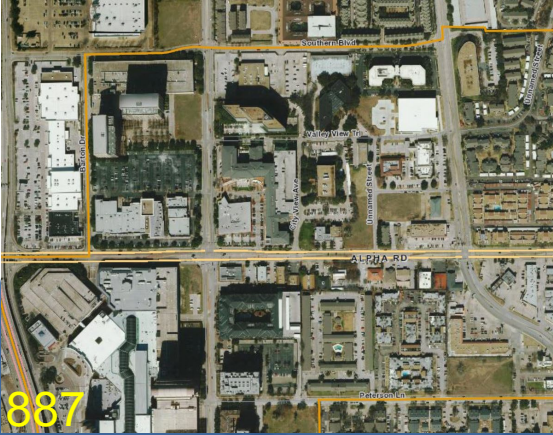
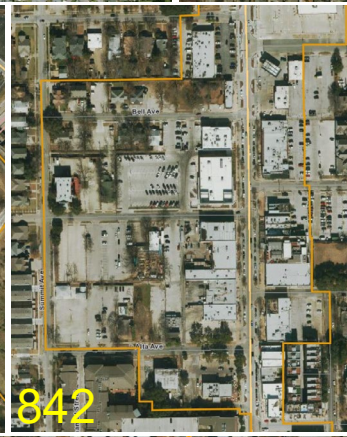
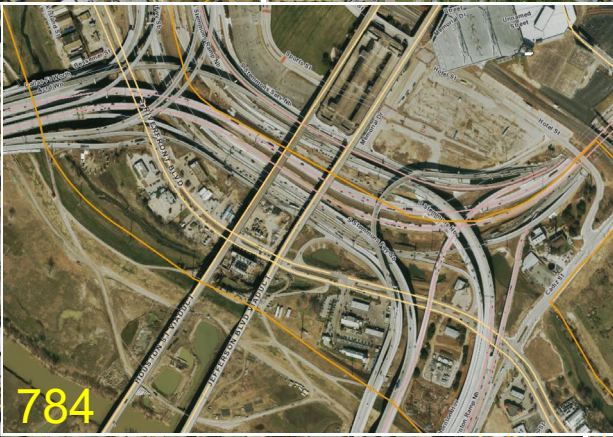
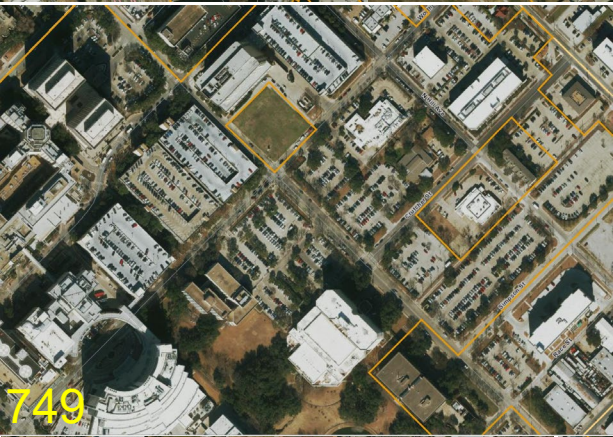
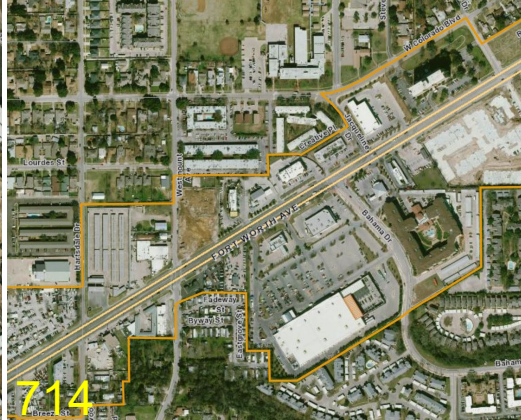
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MUD Charts

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EXHIBIT G

EXHIBIT 193F

MIXED USE DEVELOPMENT PARKING CHART
(for calculating adjusted standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT PERCENTAGES BY TIME OF DAY (weekday)				
		Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses*	1/500 sq. ft.**	80%	60%	60%	70%	100%
Office-related uses*	1/366 sq. ft.	100%	80%	100%	85%	35%
Retail-related uses*	1/220 sq. ft.	60%	75%	70%	65%	70%
Bar & restaurant uses*	1/100 sq. ft.	20%	100%	30%	30%	100%
Health studio [as defined in Sec. 7(j)(7)]	1/150 sq. ft.	45%	70%	55%	80%	100%
Game court center [as defined in Sec. 7(h)(2)]	4/Court	45%	70%	55%	80%	100%
Any other use	Must be ascertained	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirement for the development is the largest of the five "time of day" column sums.

Note: If a use does not fit into one of the first six categories listed above, 10 percent assignments must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail-related use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail-related uses in the development.

*See Section 3 for definitions.

**See Section 13(c) for minimum and maximum requirements.

1985

3920F/38

D190-002

020361

924323

21508
24826

MIXED USE DEVELOPMENT PARKING CHART
(for calculating adjusted standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT PERCENTAGES BY THE TIME OF DAY (weekday)				
		Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses	1 space (plus .25 for visitors)	80%	60%	60%	70%	100%
Office uses	1/366 sq.ft.	100%	80%	100%	85%	35%
Retail & personal service uses	1/220 sq.ft.	60%	75%	70%	65%	70%
Bar & restaurant uses	1/100 sq.ft.	20%	100%	30%	30%	100%
Any other use	Must be ascertained	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirement for the development is the largest of the five "time of day" column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

3806U

1990

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Exhibit 305B

MUD Charts _ Chapter 51A

	Sq/Ft	Code / 100 s/f	Required	Morning		Noon		Afternoon		Late Afternoon		Evening	
SF Uses				80%		60%		60%		70%		100%	
MF Uses				80%		60%		60%		70%		100%	
Office Uses	2700	333	8.11	100%	8.11	80%	6.49	100%	8.11	85%	6.89	35%	2.84
Office - Fin. Inst.	8500	333	25.53	100%	25.53	80%	20.42	100%	25.53	85%	21.70	35%	8.93
Office - Medical	27000	200	135.00	100%	135.00	80%	108.00	100%	135.00	85%	114.75	35%	47.25
Retail/Personal Serv	16600	200	83.00	60%	49.80	75%	62.25	70%	58.10	65%	53.95	70%	58.10
Bar & Restaurant	11600	100	116.00	20%	23.20	100%	116.00	30%	34.80	30%	34.80	100%	116.00
Fitness	27000	200	135.00	80%	108.00	60%	81.00	60%	81.00	75%	101.25	100%	135.00
Other				100%	0	100%	0	100%	0	100%	0	100%	0
Total	93400		503		350		394		343		333		368

More often used after 2011

SUMMARY OF ZONING DISTRICT REGULATIONS

For Specific Detail Regulations in each District Consult Appropriate Section of the Zoning Ordinance

DISTRICT	USES PERMITTED	YARDS			MINIMUM AREA	LOT SIZE		HEIGHT OF BLDG.	PARKING REGULATIONS
		FRONT	SIDE	REAR		WIDTH	DEPTH		
R-1	One-family residence, school, church, park, telephone exchange, railroad station, golf courses, farm, accessory uses, servants quarters and private stables	50 feet*	20 feet or 10% of lot width	20% of depth of lot	1 acre	150 feet	130 feet	2 1/2 stories	One off-street parking space for each dwelling unit
R-1/2	Same as R-1 but excluding stables	50 feet*	15 feet or 10% of lot width	20% of depth of lot	1/2 acre	125 feet	130 feet	2 1/2 stories	Same as R-1
R-16	Same as R-1/2	40 feet*	15 feet or 10% of lot width	20% of depth of lot	16,000 square feet	100 feet	110 feet	2 1/2 stories	Same as R-1/2
R-10	Same as R-16	30 feet*	10 feet or 10% of lot width	20% of depth of lot	10,000 square feet	70 feet	125 feet	2 1/2 stories	Same as R-16
R-7.5	Same as R-10	30 feet*	10 feet or 10% of lot width	20% of depth of lot	7,500 square feet	5 feet	100 feet	2 1/2 stories	Same as R-10
R-6	Same as R-7.5	25 feet*	10 feet or 10% of lot width	20% of depth of lot	6,000 square feet	50 feet	100 feet	2 1/2 stories	Same as R-7.5
D	Uses permitted in R-6 District plus two-family dwellings	25 feet*	10 feet or 10% of lot width	20% of depth of lot	6,000 square feet	50 feet	100 feet	2 1/2 stories	Same as R-6
A-1	Uses permitted in "D" District plus multiple-family dwelling but excluding retail and business uses	25 feet**	10 feet or 10% of lot width except where fronts do not face street**	20% of depth of lot	One-family & duplex 5,000 sq. ft. Apts. 1,740 sq. ft. per fam. 6,000 sq. ft. min.	50 feet	100 feet	2 1/2 stories	Same as D
A-2	Uses permitted in A-1 District plus hospitals, boarding and lodging houses, hotels, convalescent and maternity homes, and children's nurseries	25 feet* plus additional depth for tall bldgs.	10 feet or 10% of lot width plus additional width for bldgs over 2 1/2 stories	20% of depth of lot plus additional depth for bldgs. over 2 1/2 stories	One-family & duplex 5,000 sq ft. Apts. 6,000 sq ft. or 750 sq ft per fam. main bldg max. coverage 40% of lot	50 feet	100 feet	6 stories or higher when yards are increased proportionately	One space for each dwelling unit; clinics 5 spaces; hospitals 1 space for each 10 beds; assembly halls 1 sp. for ea. 10 seats; clubs 1 space for ea. 150 sq ft floor space in main club; hotels 1 space for each 2 guest rooms
LR-1	Uses permitted in A-2 District plus limited retail and office uses	25 feet*	No side yard required for retail uses except adjacent to res. dist. or side st. For other uses same as A-2	No rear yard required for retail uses except adjacent to res. dist. Other uses same as A-2	Lot area requirement same as A-1 Dist.	Lot width require same as A-1	Lot depth require same as A-1	2 1/2 stories	Parking regulations for all dwelling uses and uses permitted in A-2 district are same as those in the A-2 District
LR-2	Uses permitted in LR-1 District plus any retail use except sale of wine, beer & liquor	25 feet*	Same as in LR-1 District	Same as in LR-1 District	Same as LR-1 Dist.	Same as LR-1	Same as LR-1	2 1/2 stories	Parking Regulations for retail & commercial uses in LR-1, LR-2, LR-3 & C-1 are as follows: 1. Buildings less than 5,000 sq. ft. - 1 sp. per 500 sq.ft. floor area.
LR-3	Uses permitted in LR-2 District plus retail sale of wine, beer and liquor	25 feet*	Same as in LR-2 District	Same as in LR-2 District	Same as LR-2 Dist.	Same as LR-2	Same as LR-2	2 1/2 stories	2. Bldg. 5,000 to 10,000 sq. ft. - 10 sp. plus 1 space ea. 333 sq. ft. over 5,000 sq. ft. 3. Bldgs. over 10,000 sq.ft. - 15 spaces plus 1 sp. ea. 200 sq. ft. in excess of 10,000 sq. ft.
C-1	Uses permitted in LR-3 District plus certain warehousing, wholesale, processing, repairing and manufacturing uses including commercial amusements	None required except in same block with res. or retail dist.	No side yard required for retail or commercial uses except adjacent to res. dist. or side st. For other uses same as A-2	No rear yard required for retail or commercial uses except adjacent to res. dist. or side st. Other uses same as A-2	Same as A-2 Dist.	Same as A-2	Same as A-2	6 stor. or higher when add. setback is provided	4. Office & second floor retail uses: 1 space each 500 sq. ft. 5. Restaurants & cafes, etc. - 1 space each 150 sq. ft. 6. Bowling alleys - 3 spaces per alley. 7. Dance Halls, night clubs & amusements - 1 space ea 100 sq. ft. 1,000 sq. ft. sales space. 8. Motor vehicle sales rooms & used car lots - 1 space each 1,000 sq. ft.
C-2	Uses permitted in C-1 District plus certain wholesale and manufacturing uses	None required except in same blk with res. or retail dist.	Same as in C-1 District	Same as in C-1 District	Same as A-2 Dist.	Same as A-2	Same as A-2	20 st. or higher when add. setback is provided	9. Manufacturing, processing & industrial warehouses & repair establishments - 1 space each 5 employees or ea. 1,000 sq. ft. See special parking exceptions map for areas excluded from parking requirements.
M-1	Uses permitted in C-1 District plus any manufacturing or industrial use not obnoxious or offensive and not listed in M-2 dist.	None required except in same block with district requiring front yard	Same as in C-1 District	Same as in C-1 District	Same as A-2 Dist.	Same as A-2	Same as A-2	6 stor. or higher when add. setback is provided	
M-2	Any use permitted in M-1 Dist. plus any use not prohibited by law but excluding res. except for caretakers and watchmen	None required except in same block with district requiring front yard	Same as in C-1 District	Same as in C-1 District	None Required	None Required	None Required	6 stor. or higher when add. setback is provided	Parking Regulations in M-1 and M-2 Districts are the same as those in the LR-1, LR-2, LR-3 and C-1 Districts for the uses permitted in each district.

NOTE: * See special area regulations for method of adjusting front yards where a building line deeper than required above has been observed by a majority of the lots in any block.
** See special side yard requirements in the A-1 Districts where duplex or apartment buildings are located so as to face side lot line or another building.



One space for each dwelling unit; clinics 5 spaces; hospitals 1 space for each 10 beds; assembly halls 1 sp. for ea. 10 seats; clubs 1 space for ea. 150 sq ft floor space in main club; hotels 1 space for each 2 guest rooms

Interesting finds

- 1951 chart

Parking regulations for all dwelling uses and uses permitted in A-2 district are same as those in the A-2 District

Parking Regulations for retail & commercial uses in LR-1, LR-2, LR-3 & C-1 are as follows:

1. Buildings less than 5,000 sq. ft. - 1 sp. per 500 sq.ft. floor area.
2. Bldg. 5,000 to 10,000 sq. ft. - 10 sp. plus 1 space ea. 333 sq. ft. over 5,000 sq. ft. - 2 5
3. Bldgs. over 10,000 sq.ft. - 15 spaces plus 1 sp. ea. 200 sq. ft. in excess of 10,000 sq. ft.
4. Office & second floor retail uses: 1 space each 500 sq. ft.
5. Restaurants & cafes, etc. - 1 space each 150 sq. ft.
6. Bowling alleys - 3 spaces per alley.
7. Dance Halls, night clubs & amusements - 1 space ea 100 sq. ft.
8. Motor vehicle sales rooms & used car lots - 1 space each 1,000 sq. ft. sales space.
9. Manufacturing, processing & industrial warehouses & repair establishments - 1 space each 5 employees or ea. 1,000 sq. ft.

See special parking exceptions map for areas excluded from parking requirements.

Parking Regulations in M-1 and M-2 Districts are the same as those in the LR-1, LR-2, LR-3 and C-1 Districts for the uses permitted in each district.



What do we want to achieve?

- Regulations easier to use (for everybody) – for what purpose?
- Support other means of transportation (complete streets type of vision)? → less parking (driving), more walking?
- Density? _ Different urban form overall or in some areas? → Different use of the city?
- Address urban heat island effect? And other environmental issues?

Parking Code Amendment webpage

Webpage:

- <https://dallascityhall.com/departments/sustainable-development/planning/Pages/Code-Amendments.aspx>
- Interested Parties can signup at parkingcode@dallascityhall.com





CURRENT PLANNING HOME
ACCESSORY DWELLING UNITS
AUTHORIZED HEARINGS
BOARDS AND COMMISSIONS
CODE AMENDMENTS
CONSERVATION DISTRICTS
HISTORIC PRESERVATION
NEIGHBORHOOD STABILIZATION OVERLAY

Current Planning - Code Amendments

Parking Code Amendment (DCA190-002)

The intent of the Parking Code Amendment is to review current parking regulations and based on research, best practices, and parking codes of other cities, to determine needed amendments to the City Code.

If you are interested in receiving emails and updates, please signup online by clicking [here](#).

- Zoning Ordinance Advisory Committee (ZOAC) – June 18, 2020
[Briefing - Current Parking Regulations Report - Current Parking Regulations](#)
[Briefing - Technical Sources for Parking Data](#)
- Zoning Ordinance Advisory Committee (ZOAC) – March 5, 2020
[Occupation](#)

D190-002



Current Parking Regulations

- **ZOAC reports and presentations:**

- History of parking code revisions and amendments
- Analyze current Off-Street Parking regulations (51A-4.201 through 51A-4.271) including Special Exceptions (51A-4.311) _ 6.18
- PDs _ 7.9

- **Intermediate reports (will follow):**

- Loading regs report
- BDA cases
- P districts
- PDs (and SUPs) for schools
- Forward Dallas, Area plans, other city plans (CECAP)

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Index Cities/Other Cities Research

- Austin
- Baltimore
- Boston
- Columbus
- El Paso
- Fort Worth
- Houston
- Philadelphia
- Phoenix
- Tempe, Arizona
- Portland
- San Diego
- San Jose
- San Antonio
- Seattle
- San Francisco, Edmonton, Minneapolis, Washington DC



Research and Review

- **Local and National Parking Studies**

American Planning Association

ULI

TREC parking studies

CECAP

DART

National Transportation Studies

Transportation Policy Research Studies

Other studies

Reference books



Research and Review

- **Interdepartmental Meetings**

Department of Transportation

Planning and Urban Design

Office of Economic Development

Office of Environment Quality

Building Inspection

Housing and Neighborhood Revitalization

Dallas Police Department

City Attorney's Office

Engineering

Office for Innovation

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Research and Review

- **Outreach _ Industry Meetings**

Texas Real Estate Council (TREC)

Developers

Planning Consultants

Traffic Engineers/consultants

Neighborhood Associations

Apartment Assoc. of Greater Dallas, Tx Apartment Association

Greater Dallas Restaurant Assoc., Tx Restaurant Association

Texas Hotel and Lodging Assoc., Hotel Association of N Tx

Chambers of Commerce

And others

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Research and Review

- **Outreach _ Citywide Community Engagement Meetings**

Newspaper

Interested parties list

Social Media

Webpage for the Parking Code Amendment and with an option to register the email-id

Council Offices

Early notification list

CPC and ZOAC mailing list

Neighborhood groups mailing list (PUD mailing list)



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