



City of Dallas

PARKING

Proposal Framework Options

**Zoning Ordinance Advisory
Committee (ZOAC)
February 4, 2021**

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Background



City Plan Commission authorized a public hearing on 9/5/2019 to consider amending Chapters 51 and 51A of the Dallas Development Code for off-street parking and loading requirements not limited to:

- hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development.

ZOAC briefings held:

- 3.05.2020 - City of Dallas Parking Code Amendment Outline
- 6.18.2020 - City of Dallas Current Parking Regulations
- 7.09.2020 - City of Dallas Planned Development Districts
- 8.06.2020 - Index Cities and Other Cities Research
- 9.03.2020 - Local and National Parking Studies + Board of Adjustment Parking Reductions + Citywide Plans – Vision/Goals
- 10.15.2020 Public and Interdepartmental Outreach – Input
- 11.5.2020 - 4 Case Studies
- 11.19.2020, 12.3.2020 - Discussion with Departments
- 1.21.2021 - Proposal Framework Option
- **2.4.2021 - Parking Ratios Table**



General



ZOAC 12.3.2020:

direction to staff to begin to work on recommendations to eliminate parking minimums with exceptions as to when it would not be appropriate to eliminate minimums, as well as implementing other tools as suggested by experts, in particular parking management and design standards, to support no parking minimums on a site.

FRAMEWORK:

Quantitative requirements (**parking ratios**) for 2 categories:

- In an R, D, TH, district and in a buffer around them

No quantitative requirements (**parking ratios**) for 2 categories:

- Outside the buffer (location)
- Exemptions (for old, historical, small buildings (and units))

Proximity to transit

Support for special parking

Qualitative requirements (**parking design standards**) for all, regardless of location and exemptions IF they provide parking

Additional tools:

- Transportation Plan/Checklist or upgrade DIR;
- Transportation Management Districts; Parking Benefit Areas



PILLARS of the FRAMEWORK:

1. Areas with required parking + Exemptions
2. Parking required ratios (table) + Regulations
3. Proximity to transit
4. Parking Management Tools
5. Parking Design Standards

2. Required Parking



It will apply:

- within R, D, TH, and
- within a 330-foot distance around

It will NOT apply:

- Outside the 330ft distance
- Designated historical and cultural landmarks (buildings and districts) or endangered – in any location
- Buildings prior to March 17, 1965 – in any location
- No requirements for the first 5,000 sf of buildings – in any location



2. Parking Required Ratios



within R, D, TH and inside the 330ft-distance

- . simplify the ratios - group by use category
- . propose new ratios ← districts where are allowed + if allowable by SUP, DIR + assessment of each use + discussions during the engagement phase + other cities examples + consider a new tool (TP) or add DIR
- . **allow SUP to regulate + upgrade the DIR process** (to become a TP tool)



2. Parking Required Ratios



Uses	Proposed ratio
1. Agricultural Uses	None.
Urban gardens	None. If sales area is provided: ratio per retail uses for the sales portion (1/300sf)
2. Commercial and Business Service Uses	None
3. Industrial Uses	None
4. Institutional and Community Service Uses	None. If in a *shopping center: 1/300sf
5. Lodging Uses	None. If restaurant, meeting, or event space provided: 1/300sf
6. Miscellaneous Uses	None
7. Office Uses	1/500sf Surgical center: none If in a *shopping center: 1/300sf
8. Recreation Uses	None
Country club with private membership	None. If in a *shopping center: 1/300sf
Private recreation center, club, or area	None. If in a *shopping center: 1/300sf
9. Residential Uses	1/DU

10. Retail and Personal Service Uses	1/300sf
Ambulance service Auto service center Business school Car wash Commercial motor vehicle parking Commercial parking lot or garage Drive-in theater Liquefied natural gas fueling station Motor vehicle fueling station Outside sales Restaurant with drive-through Surface parking Temporary retail use Taxidermist Temporary retail use Theater Truck stop Vehicle display, sales and services	None
Animal Shelter or Clinic (with or without outside runs)	None or If in a *shopping center: 1/300sf
Nursery, garden shop, or plant sales Furniture store	1/1,000sf If in a *shopping center: 1/300sf
11. Transportation Uses	None
12. Utility and Public Service Uses	None
13. Wholesale, Distribution and Storage Uses	None
14. Accessory Uses	None



2. Parking Required Ratios



Use categories with **NO** required parking ratio

Agricultural*

Commercial and Business Service

Industrial

Institutional and Community Service

Lodging

(some) Office*: ambulatory surgical center

Miscellaneous

Recreational*

(some) Retail and Personal Service*

Transportation

Utility and Public Service

Wholesale, Distribution and Storage

Accessory





2. Parking Required Ratios

Use categories with parking ratio required

Use category	Proposed	Ch 51 & Ch 51A
Agricultural: retail portion in an urban garden	1/300sf (?)	1/200sf
Lodging: meeting space, event space, restaurant <u>in excess 50sf/room</u>	1/300sf	1 per each unit (1-250); 0.75 per each unit (251-500) ; 0.5 per all units above 500; 1/200sf of meeting rooms (Ch 51A)
Office	1/500sf (?)	1/333sf
Residential	1/DU	Per sleeping room; per bedroom; 1/DU and 2/DU
Retail and Personal Service	1/300sf (?)	1/300sf; 1/500sf; 1/200sf; 1/100sf; 1/25sf; 1/600sf
When in a shopping center: Office Recreation <u>Animal shelter of clinic (?)</u> Nursery, garden shop, or plant sales Furniture store	1/300sf	
Retail...: nursery, garden shop, or plant sales; furniture store	1/1,000sf	1/500sf + 1/2,000sf outside sales and display 1/500sf + 1/1,000sf storage





2. Parking Required Ratios

Use categories with parking ratio required – discussion

Use category	Proposed	DISCUSSION
Agricultural: retail portion in an urban garden	1/300sf (?)	<i>Is this needed?</i>
Lodging: meeting space, event space, restaurant <u>in excess 50sf/room</u>	1/300sf	<i>DIR – new</i>
Office	1/500sf (?)	<i>Adequate ratio?</i>
Residential	1/DU	<i>Certain categories of SF and MF (smaller scale, compact, infill) may need different ratio; within TH</i>
Retail and Personal Service	1/300sf (?)	<i>Adequate ratio?</i>
When in a shopping center: Office Recreation Animal shelter or clinic (?) Nursery, garden shop, or plant sales Furniture store	1/300sf	<i>Definition for shopping center Animal shelter or clinic (1/300sf now, adequate?)</i>
Retail...: nursery, garden shop, or plant sales; furniture store	1/1,000sf	<i>Adequate ratio / needed?</i>





2. Parking Required Ratios

Use categories with parking ratio required – discussion

Use category	Proposed	OTHER CITIES
Lodging: meeting space, event space, restaurant <u>in excess 50sf/room</u>	1/300sf	10% of capacity of people
Office	1/500sf	1/1,000sf
Residential	1/DU	Per district and tiered per dev size (under 30units no min, or under 3 units no min) – 0.2, 0.25, 0.33, 0.5/DU Per area: some have no min; affordable housing no min
Retail and Personal Service	1/300sf	1/500sf, 1/250sf restaurant, 1/333 personal service + Maximums After the 4,000sf: 1/500sf; Restaurant: 1/500sf under 2,000sf; after 2,000sf 1/300sf Rest: 1/250sf;



General - Recap



PILLARS of the FRAMEWORK:

1. Areas with required parking + Exemptions
2. Parking required ratios (table) + regulations
3. Proximity to transit
4. Parking Management Tools
5. Parking Design Standards



Schedule to ZOAC



January 21

February 4 – ~~Parking Ratio Table recommendation~~

February 18 – Additional parking regulation recommendations
(remote parking, shared parking, passenger loading area, etc.)

March 4 – Comprehensive recap and public input

(a cohesive look at the recommendations tied together before moving into design standards and their application)

March 25 – Design standards and application

April 8 – Proximity to transit

April 22 – Management tools





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