

# **Z190-002**

## **Parking**

**Zoning Ordinance Advisory  
Committee (ZOAC)**

**June 18, 2020**

**Vasavi Pilla, Sr. Planner**  
**David Nevarez, Sr. Traffic Engineer**  
**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.
- On March 5, 2020, ZOAC was briefed on this item.

## Overview

- Current Parking Regulations
- ITE's Parking Generation Manual
- ULI's Shared Parking



## Current Parking Regulations

- Parking Special Exceptions
- Tree Preservation Parking Reduction
- Administrative Parking Reduction
- Reduction for Providing Bicycle Parking
- Zoning Districts with specific parking regulations

## Parking Special Exceptions

- BDA special exceptions, after meeting the criteria:
  - 25% of parking reduction for all uses
  - 75% for the commercial amusement (inside, except for dance hall) use and the industrial (inside) use
  - 35% or one space for office use

# Tree Preservation Parking Reduction

- One for each protected tree (as defined in Article X) retained that would otherwise have to be removed.



# Administrative Parking Reduction

Use	Maximum Administrative Reduction
Industrial (inside)	50 percent
Industrial (outside)	50 percent
Office uses and retail and personal service uses (except for restaurants and alcoholic beverage establishments) within a 1,200 foot walking distance of a platform of a rail transit station	20 percent (must not be within 600 feet of a single-family or duplex district and the use must be connected to the rail transit station by a sidewalk with a minimum width of six feet)
Trade center	25 percent
Warehouse greater than 100,000 square feet	50 percent (up to 75 percent if the requirement of Subsection (d)(3) is complied with)
Museum/art gallery	50 percent
Note: Applicants may seek a special exception to parking requirements under Section <a href="#">51A-4.311</a> and an administrative parking reduction under this section. The greater reduction will apply, but the reductions may not be combined.	

# Parking Reduction for Bicycle Parking

- For every six Class I bicycle parking spaces provided on a building site, one off-street parking space reduction
- For every four Class II bicycle parking spaces provided on a building site, one off-street parking space reduction
  - A minimum of 20 off-street parking spaces must be required in order to receive a parking reduction of one space.
  - Class I and Class II bicycle parking reductions cannot exceed five percent
  - Additional five percent by providing showers, lockers, and changing facilities for bicycle riders, all uses except for residential and retail and personal service uses.



## **CLASS 1**

A "Class 1 electric bicycle," or "low-speed pedal-assisted electric bicycle," is a bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.



## **CLASS 2**

A "Class 2 electric bicycle," or "low-speed throttle-assisted electric bicycle," is a bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

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## Zoning Districts with specific parking requirements

- Parking District [(A)]
- Off-Street Parking in Central Business District
- Handicap Parking Regulations
- Off street stacking
- Mechanized parking
- Remote parking
- Shared parking
- Packed parking
- Parking Management Overlay District:
- Article XIII-Form Districts Parking

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## Research and Review

- Current Parking Regulations
  - 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)

## 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



## 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

## Research and Review

- Internal City Meetings
  - Department of Transportation
  - Planning and Urban Design
  - Office of Economic Development
  - Office of Environment Quality
  - Building Inspection
  - Housing
  - City Attorney's Office
  - Engineering



# Research and Review

- Outreach

- Industry Meetings

- Texas Real Estate Council (TREC)
    - Developers
    - Planning Consultants
    - Traffic Engineers/consultants
    - Neighborhood Associations
    - Apartment Association of Greater Dallas, Texas Apartment Association
    - Greater Dallas Restaurant Association, Texas Restaurant Association
    - Texas Hotel and Lodging Association, Hotel Association of North Texas
    - Chambers of Commerce

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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 (Planning and Urban Design mailing list)

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## Parking Code Amendment webpage

- Webpage
- Reference Material, documents will be posted online

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Code-Amendments.aspx>

- Interested Parties can signup at [parkingcode@dallascityhall.com](mailto:parkingcode@dallascityhall.com)