



Legislation Text

File #: 021038, **Version:** 0

OFF-STREET PARKING AND LOADING REGULATIONS (B)

ORDINANCE NO. 0-03-55; PETITION 39TCH-03PB

An Ordinance of the City of Gainesville, Florida; amending sections of Division 2, Article IX, Chapter 30, the Land Development Code, regarding off-street parking and loading regulations; amending section 30-329; clarifying the definition of the term compound use; providing a maintenance requirement for joint use parking; clarifying standards for off-street parking; amending section 30-330; clarifying design requirements for vehicular parking; stating supplemental provisions for vehicles and equipment display and storage; amending section 30-332; allowing for additional parking; amending table to require additional parking for certain uses; deleting parking requirements for development within the mixed use district; amending section 30-333; prohibiting excess parking in the Transportation Concurrency Exception Area; amending sections 30-331, 30-334 and 30-335; providing for editorial changes; providing conforming changes throughout the ordinance; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

This petition is part of the overall update of the City's Land Development Regulations. Specifically, these amendments are proposed for the parking regulations in Division 2 of Article IX, Chapter 30. Many of the proposed changes involve amending the parking standard to allow for additional parking. Most areas within the city at this time are located within special area plan areas or within the Transportation Concurrency Exception Area (TCEA). These areas are generally either parking exempt or equate the minimum amount of parking required by the parking standard and the maximum parking allowed. Places of religious assembly provide an example. Currently the standard is one parking space required for every 5 seats, based upon the seating capacity in the principal room or hall. If a church has 100 seats, the minimum amount of parking required is 20 spaces. Within the TCEA, 20 spaces is also the maximum allowed. There is no option for excess parking within the TCEA. A summary of the major changes include:

Added supplemental provisions for vehicles and equipment display and storage areas.

Added the provision of allowing 10 additional spaces or up to 10 percent of the required spaces as the minimum number of spaces provided for vehicle and bicycle use.

Increased the parking requirement for movie theaters.

Increased the parking requirement for health clubs and spas and gymnasias.

Added a new category of medical use and increased the parking requirement for the existing medical and dental office use.

Reduced bike parking for repair services and mortuaries.

Increased the vehicle parking requirement for places of religious assembly, while reducing the bicycle requirement.

Clarified the parking requirement for drive-through eating establishments by delineating those establishments with seats and those without seats.

The other changes involve housekeeping items such as deleting unnecessary language, adding language to clarify various points, and eliminating the duplication of numbers. The proposed changes are intended to make the parking regulations clearer and provide for more parking for those uses that traditionally and recently have shown a larger need than the previous standards could accommodate.

The Plan Board heard the petition and, by a vote of 3-1, recommended that this petition be approved.

Public notice was published in the Gainesville Sun on April 1, 2003. The Plan Board held a public hearing April 17, 2003. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 39TCH-03 PB. Plan Board vote 3-1.

None

CITY ATTORNEY MEMORANDUM

This ordinance requires two public hearings. If the Commission adopts the ordinance on first reading, the second and final reading will be held on Monday, July 14, 2003.