

City of
Gainesville

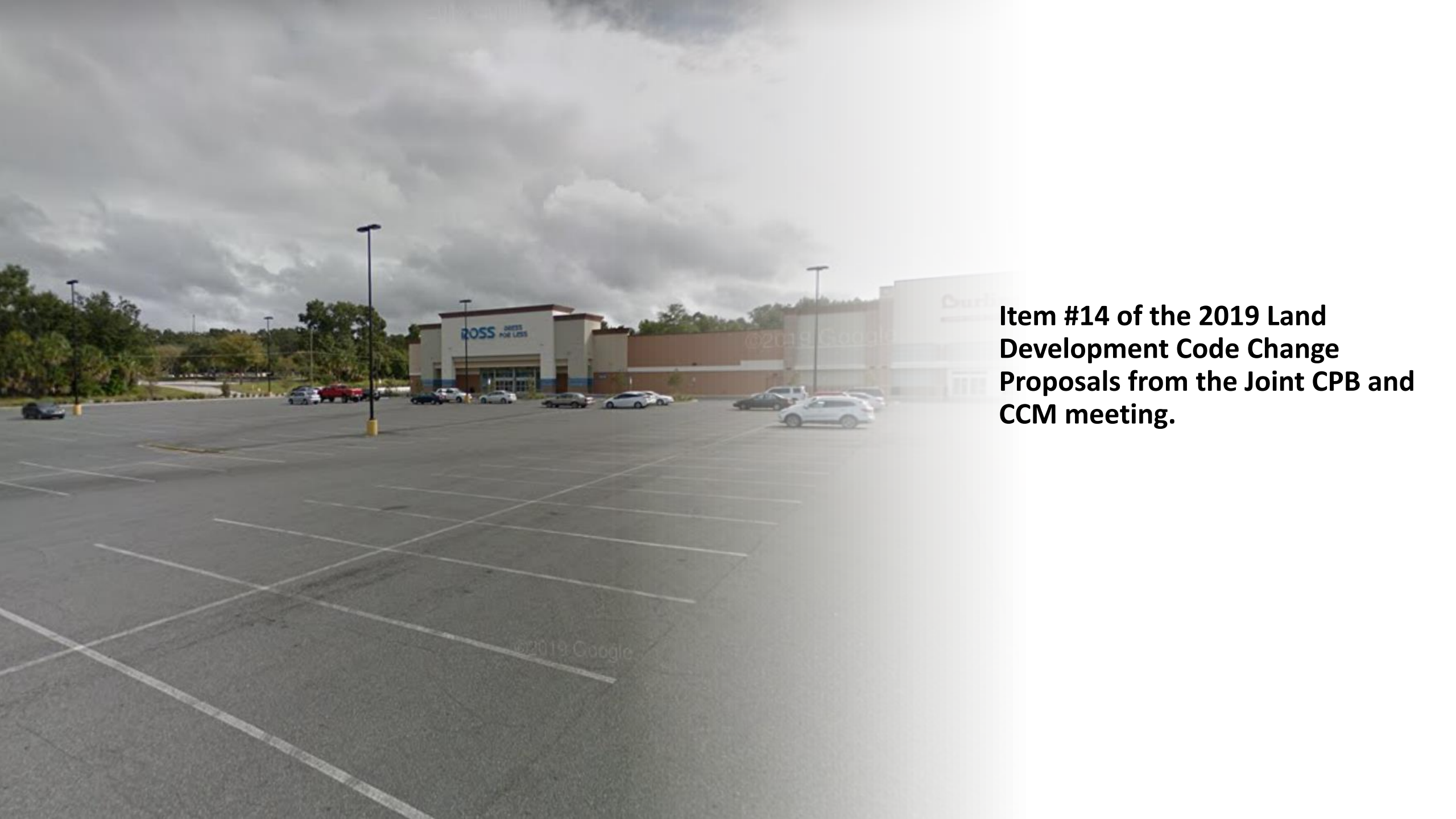
PB-21-00140 TCH

Text Amendments to Parking
Requirements


Department of Sustainable
Development

Juan Castillo

October 20th, 2022



Item #14 of the 2019 Land Development Code Change Proposals from the Joint CPB and CCM meeting.

An aerial photograph of a city street grid. A central building is highlighted in blue, and an orange line traces a path through the streets and around the building. The image is darkened on the left side to accommodate text.

Parking minimums are regulations that require new developments to provide a minimum number of off-street parking spaces.

Adverse impact of parking minimums

- **Encourages an excess of off-street parking**
- **Urban spaces with low productive value and high infrastructure costs**
- **Hostile pedestrian environments**
- **Cost burden on small business**
- **Increases impervious surfaces**
- **Heat sink**

**Municipalities are removing
or drastically
decreasing parking
minimums.**



Transect	Min. Vehicle Spaces		Min. Bicycle Spaces		Min. Scooter Spaces
	Nonresidential Use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U9	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U8	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U7	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U6	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U5	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	-
U4	Per requirements of this article.				
U3	Per requirements of this article.				
U2	Per requirements of this article.				
U1	Per requirements of this article.				

Use	Required Vehicle Spaces	Required Bicycle Spaces
Auditoriums and sports arenas or stadia, based on fixed seating capacity	1 for each 4 seats.	10%
Automotive service, limited	1 for each 200 square feet of floor area.	2 spaces
Auto wrecking, junkyards and salvage yards	5, plus 1 for each acre in excess of 5 acres.	None
Baseball fields	10 per baseball diamond plus 1 space for each 4 seats designated for spectators. Where benches are used, 2.5 feet of bench shall be equivalent to 1 seat.	
Basketball courts	5 per court.	
Beauty and barber schools	3, plus 1 for each operator station.	20%
Beauty salons/barbershops	2 per beauty or barber chair.	10%
Bowling alleys	2 for each alley.	15%
Car wash facilities	With employees, 3 spaces minimum. Queuing spaces shall be provided to accommodate a minimum of 3 vehicles. Addition or reduction in the number of queuing spaces may be determined by the city manager or designee. Queuing spaces shall be set back a minimum of 20 feet from the right-of-way.	2 spaces if there are employees.

Transect	Min. Vehicle Spaces		Min. Bicycle Spaces		Min. Scooter Spaces
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U5	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	-
U4	Per requirements of this article.				
U3					
U2					
U1					

Use	Required Maximum Vehicle Spaces	Required Bicycle Spaces
Auditoriums and sports arenas or stadia, based on fixed seating capacity	1 for each 4 3 seats.	10%
Automotive service, limited	1 for each 200 square feet of floor area.	2 spaces
Auto wrecking, junkyards and salvage yards	5, plus 1 for each acre in excess of 5 acres.	None
Baseball fields	10 per baseball diamond plus 1 <u>2 space</u> for each 4 seats designated for spectators. Where benches are used, 2.5 feet of bench shall be equivalent to 1 seat.	<u>10%</u>
Basketball courts	5 per court.	<u>10%</u>
Beauty and barber schools	3, plus 1 for each operator station.	20%
Beauty salons/barbershops	2 per beauty or barber chair.	10%
Bowling alleys	2 <u>10</u> for each alley.	15%
Car wash facilities	With employees, 3 spaces minimum. Queuing spaces shall be provided to accommodate a minimum of 3 vehicles. Addition or reduction in the number of queuing spaces may be determined by the city manager or designee. Queuing spaces shall be set back a minimum of 20 feet from the	2 spaces if there are employees.

2. At development plan review, the approving authority may allow ten additional spaces or up to ten percent greater than the maximum allowed, whichever number is greater, upon presentation of evidence by the owner of the property that the proposed use has a justifiable need for the additional parking spaces.

3. In the event an applicant for a project proposes to include parking in an amount greater than the maximum plus the additional parking spaces above the additional ten parking spaces or ten percent, the applicant shall provide a parking study demonstrating that:

- a. Excess parking may be appropriate if there is minimal impact to the surrounding area.
- b. Excess parking may be appropriate in those areas that demonstrate a high parking demand combined with a scarce or fully utilized current parking inventory.
- c. Excess parking does not disrupt street liveliness by creating excessive distances between buildings and sidewalks.
- d. Excess parking is oriented away from street frontages and screened.
- e. Excess parking is preserving existing high-quality trees and is meeting landscape regulations for vehicular uses per Sec. 30-8.4



Large scale development exceeding maximum parking allotment will be required to create structured parking.

4. Structured parking

- a. Parking provided within a building or parking structure shall meet Sec. 30-7.3. and is not counted when calculating the maximum parking allowed.
- b. Structured parking is required for any development exceeding 200 parking spaces.

store name	Project number	PID	# of parking spaces	Site visit 1 usage %	Date	Time	Site Visit 2	Usage %	Date	Time	
Rei/Bonefish Grill	DB-21-00188	06810-001-022	193	34	17.60%	5/9/2022	10:26AM	33	17%	5/18/2022	4:15PM
Whole Foods	DB-21-00188	06810-001-022	164	78	47.60%	5/9/2022	10:20AM	56	34.14%	5/18/2022	4:00PM
Publix (next to Target)	?BP-10-03691	06810-001-001	198	77	38.90%	5/7/2022	2:24PM				
Lowes/Aldi	?BP-19-02746	06798-000-000	312	187	59.90%	5/7/2022	2:45PM				
Lowes by 13th		09003-003-000	432	89	20.60%	5/8/2022	9:45AM				
Burlington/Ross		08306-002-000	416	97	23.30%	5/8/2022	10:10AM				
Walmart on Waldo		10859-010-003	570	380	66.67%	5/8/2022	10:45AM				
Oaks Mall		06655-005-018	840	213	25.36%	5/8/2022	11:50AM				
SOHAO Cafe by the 34th st behind Hoc		06781-000-000	287	47	16.37%	5/9/2022	9:58AM				
Publix at Hunter's Crossing		06053-001-000	180	75	41.67%	5/9/2022	2:25PM				
Cheesecake Factory								59		5/18/2022	3:45PM



Aldi | Buttler Plaza



Sams | Buttler Plaza



Whole Foods | Buttler Plaza



Lowes | Buttler Plaza



Burlingtons | Gainesville Plaza



Target | Buttler Plaza



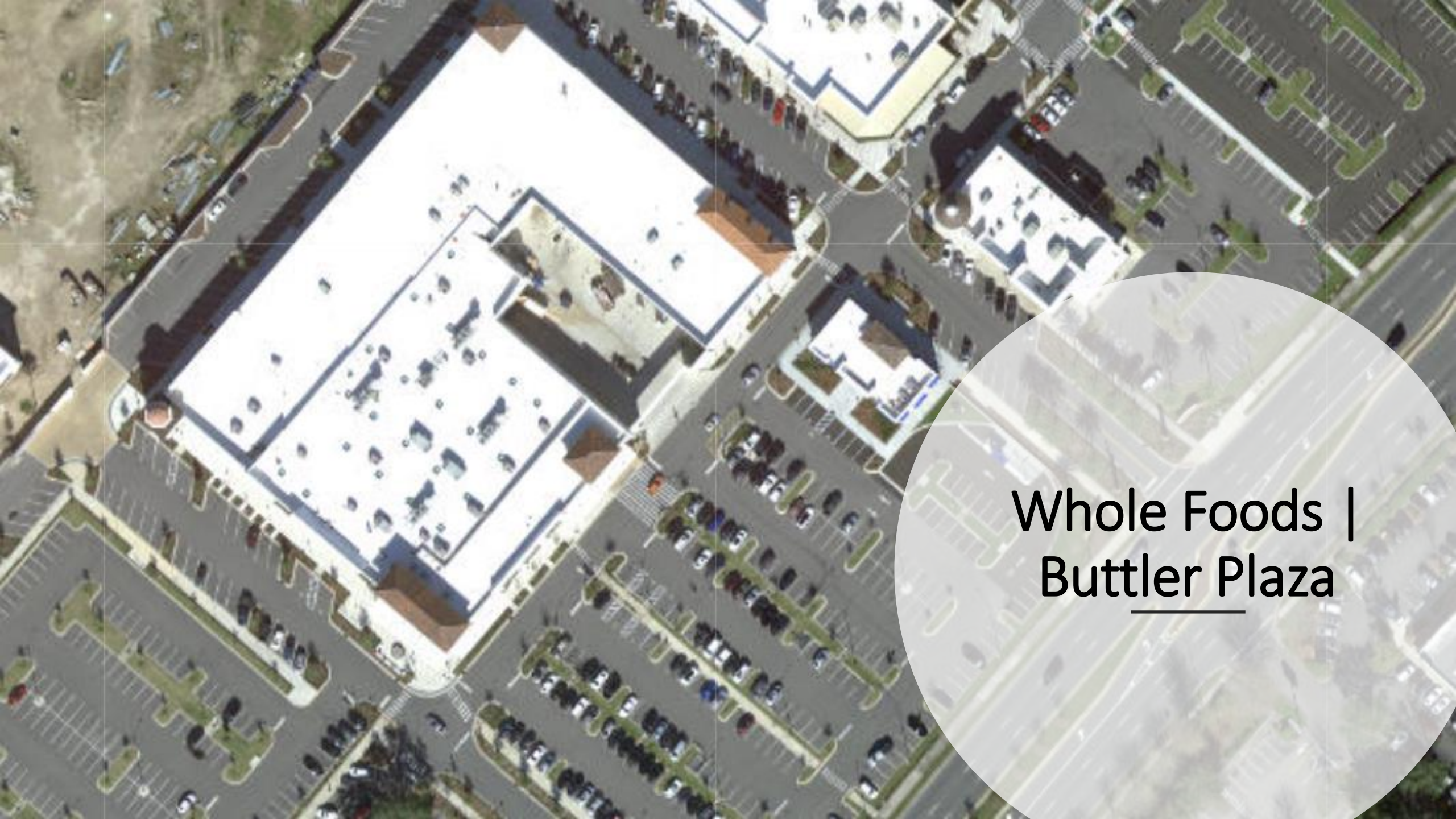
Lowes | Buttler
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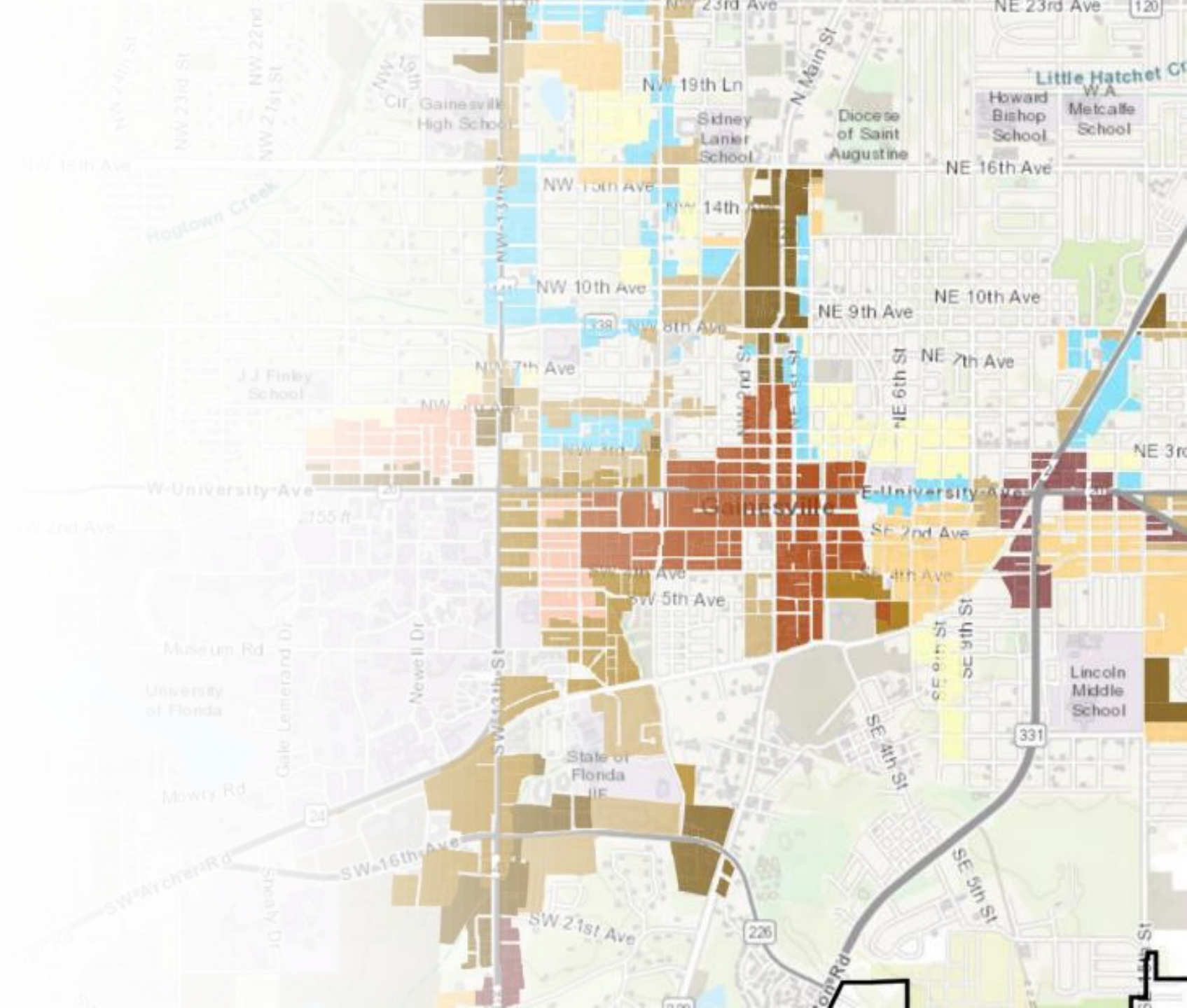
Mid street parking in Downtown Gainesville

Currently, Gainesville allows mid-street parking in the Downtown area.



Loading and Unloading Mid-street Parking in Urban Streets Associated with Transect Zones

Would allow consideration for businesses to use mid-street parking for loading and unloading purposes in urban areas restricted in space due to site constraints.



Proposed Language

C. Loading areas within transect zones. In order to allow for in-fill development flexibility to better suit space restraints found within denser urban cores of the city, loading areas shall be reviewed and determined at development review.

1. In determining the appropriateness of a loading area staff shall consider the following:
 - a. Width of streets adjacent to the development
 - b. Times of deliveries
 - c. Intensity of use
 - d. Traffic
 - e. Site constraints

2. If a loading area is required, it shall be located in the rear of the site, incorporated into the building mass, or screened from public view by a wall (up to a maximum of eight feet) and landscaping.

D. Loading and unloading mid-street parking in Urban Streets.

For the purpose of this section, Urban Streets are defined by Sec. 30-4.11.C of the Land Development Code and "mid-street" is defined as 5 feet from the centerline of a public right of way in each direction.

1. A business or entity making a delivery of goods, supplies or materials, desiring to use mid-street loading and unloading, shall have a vehicle that is clearly identified and marked for business purposes, by signs, painted lettering, or similar permanent markings.
2. A clearly marked business vehicle may utilize mid-street parking in urban streets for the temporary short-term loading and unloading of goods, supplies or materials as long as the parking of the vehicle does not obstruct traffic and conforms to the following requirements:
 - a. The vehicles shall straddle the center lines, leaving at least ten feet on each side for other vehicles to pass, and shall not be positioned so as to prevent or block access from or to any streets, driveways, parking lots, or parking spaces, or to interfere with pedestrian crosswalks or traffic.
 - b. Mid-street parking shall be limited to no more than 15 minutes, and shall be utilized solely for purposes of loading or unloading of goods, supplies or materials.
 - c. All vehicles parked in accordance with this procedure shall be parked at least 30 feet from the intersection and shall have the emergency hazard flashers activated at all times.
 - d. No mid-street parking or the loading and unloading of the vehicle is allowed between the hours of 1:30 a.m. and 2:30 a.m.
 - e. No mid-street parking or the loading and unloading of the vehicle is allowed during any special downtown events within the downtown area, or when traffic conditions otherwise render mid-street parking unsafe, as ordered by a law enforcement officer.



Thank You