

Development Code Amendment to Provide a Parking Reduction for Multifamily Recycling Containers

Transportation and
Infrastructure Committee
June 15, 2020



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City of Dallas

Presentation Overview

- Purpose
- Background
- Issue
- Proposal
- Next Steps

Purpose

- Brief the Committee on proposed amendments to Chapters 51 and 51A of the Dallas Development Code to allow a multifamily use a parking reduction to provide adequate area for the placement of recycling containers
- Seek Committee approval to forward amendments to City Council for consideration

Background

- On June 13, 2018, City Council passed Section 18-5.1, “Collection and Removal of Recyclable Materials from Multifamily Sites”
 - Requires multifamily properties with 8 or more dwelling units to provide recycling services to their tenants
 - Provides that minimum required parking may be reduced to provide adequate space for recycling containers
 - Effective January 1, 2020

Background

- On October 17, 2019, the Zoning Ordinance Advisory Committee (ZOAC) considered this item
 - Recommended a proposal to allow a reduction of one required parking space to City Plan Commission (CPC)
- On November 21, 2019 CPC considered the proposal and returned the amendment to ZOAC
 - To allow staff to obtain information from members of the Apartment Association of Greater Dallas (AAGD) to support their representative's proposal of the need for a reduction of three required spaces

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Background

- ZOAC again considered this item during two additional meetings and on February 6, 2020 voted to recommend a proposal to CPC
 - A parking reduction for multifamily uses based on a tiered approach

Issue

- The Multifamily Recycling Ordinance contains a provision for a parking reduction in order to provide adequate space for recycling containers
- Parking is a zoning regulation and all parking requirements, regulations, and reductions are held in Chapters 51 and 51A
- Currently, Section 51A-4.209(b)(5), “Multifamily Use,” does not provide for a parking reduction
- Without an amendment to Chapter 51A, the only way to get a parking reduction as referred to in Chapter 18, is to go to the Board of Adjustment for a special exception to the number of off-street parking spaces required for the site

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Proposal

- A tiered approach to the number of required parking spaces that may be reduced for the placement of recycling bins based on the number of dwelling units on each site

<u>No. of dwelling units</u>	<u>No. of required parking spaces reduced</u>
8 – 100	up to 3
101 - 400	3% or maximum 6, whichever is less
401+	up to 9

Proposal

- The parking reduction will only be applicable to properties built prior to the passage of this ordinance

Next Steps

- Schedule for City Council consideration

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