



MEMORANDUM

TO: Honorable Mayor and City Council Members
Planning Commission Members

THROUGH: William F. Bruton, City Manager

FROM: Brian Binzer, AICP, Director
Rusty Roth, AICP, Planning & Zoning Manager

SUBJECT: Parking Requirements within Planned Developments

DATE: November 21, 2014

ISSUE: Councilman Goldstein has requested that the Department of Development Services present for discussion to the Judicial Legislative Committee draft changes to the residential parking requirements within Planned Developments within the City of Marietta.

BACKGROUND: Planned residential developments are allowed within several zoning districts, including PRD-SF, PRD-MF and MXD. These residential developments often have slightly higher density than traditional single family residential developments, and typically include townhouse units and/or condominium units. Because of the increased density, additional parking requirements were added in 2005. For these types of developments, the parking regulations currently require:

- All townhouses shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 20 feet in length in order to accommodate two additional cars. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space.
- Each guest parking area shall be provided at a ratio of 0.2 spaces per dwelling unit.

The result of these requirements is that each residential dwelling unit is required to have 4.2 parking spaces.

“Townhouse-style condominiums” – as opposed to apartment-style condominiums that provide parking in a parking lot – are also required to meet these regulations. In addition, all zoning categories that allow townhouses (RA-4, RA-6 & RA-8) are required to meet these regulations.

Staff has researched parking regulations in some of the neighboring jurisdictions and have been unable to find any other regulations similar to the City of Marietta’s that require additional parking for townhouses or any other residential development with increased density.

Cobb County, Smyrna and Roswell all require two parking spaces per dwelling unit for any single family development, including single family homes, townhouses and duplexes. Further, higher density multi-family developments in these jurisdictions are required to provide no more than two units per dwelling unit, and often less – Cobb County and Smyrna require 1.75 spaces per unit, and Roswell requires 1.5 spaces per unit.



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Because of parking concerns observed in in earlier planned developments, the City Council has required additional parking be added to newer developments or to additional phases of existing developments. For instance, the Pacific Group and Brockbuilt Homes presented plans to the City in 2013 for Manget Phases II, III and IV. Although the code required 198 spaces (including two car garages for every unit), the development was approved with an additional 76 spaces. Roughly half of the spaces are designed along or off the private streets and the other half are designed to be constructed along public streets.

In addition, proposed language has been added that would require every single family detached unit to have a driveway that can accommodate two cars in addition to the existing requirement of two spaces for every home.

RECOMMENDATION: The Development Services has prepared the attached proposed ordinance regarding changes to the parking regulations in the PRD-SF, PRD-MF and MXD Districts, and also in the Traffic and Parking Standards, and recommends approval of the proposed ordinance amendments.