

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 7/14/2016

Action Requested By:
Planning

Agenda Item Type
Resolution

Subject Matter:

Zoning Ordinance Amendment.

Exact Wording for the Agenda:

Amend ARTICLE 27 - VILLAGE BUSINESS C-6 DISTRICT REGULATIONS, Section 27.5 - Off-Street Parking and Loading Requirements to add language concerning shared parking.

Note: If amendment, please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

Recommended by Planning Commission.
Public Hearing Date: August 25, 2016

Associated Cost:

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 6/29/2016

RESOLUTION NO. 16-

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) Amend ARTICLE 27 - VILLAGE BUSINESS C-6 DISTRICT REGULATIONS, Section 27.5 - Off-Street Parking and Loading Requirements to add language concerning shared parking.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the _____ day of _____, 2016, and the second publication shall be one week thereafter on the _____ day of _____, 2016, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

WHEREAS, it is the judgment and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of said amendment to the Zoning Ordinance of the City of Huntsville, Alabama;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

That the City Council of the City of Huntsville, Alabama, shall meet at 6:00 p.m. on the _____ day of _____, 2016, in the Council Chambers of the City of Huntsville Administration Building at 308 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing, at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said ordinance amending the Zoning Ordinance of the City of Huntsville, Alabama.

That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 16-

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE
CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 *Code of Alabama*, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, that the Zoning Ordinance of the City of Huntsville, Alabama, as adopted on the 21st day of March 1963, as amended, is hereby further amended as follows:

Section 1. Amend ARTICLE 27 - VILLAGE BUSINESS C-6 DISTRICT REGULATIONS, Section 27.5 - Off-Street Parking and Loading Requirements:

27.5 - Off-Street Parking and Loading Requirements

Except as provided herein all off-street parking and loading requirements shall be provided as set forth in Article 70 hereof.

Parking shall not be permitted in any required side yard nor in the first five (5) feet of any required rear yard.

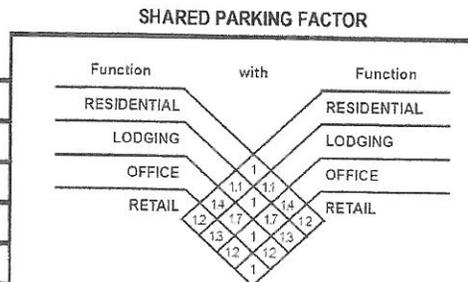
Required bicycle parking spaces and facilities shall be provided as set forth in Article 76 hereof. (10-507)

to read as follows:

27.5 - Off-Street Parking and Loading Requirements

For all single tenant, individual retail trade and multi-tenant retail trades, mixed use, and multi-family developments, shared parking is strongly encouraged. Off-street parking and loading requirement shall be provided as set forth on the following chart.

REQUIRED PARKING	
RESIDENTIAL	1.5 / dwelling
LODGING	1.0 / dwelling
OFFICE	2.5 / 1,000 sq.ft.
RETAIL/RESTAURANT	3.5 / 1,000 sq.ft.
CIVIC	See Zoning Ordinance Article 70 for parking requirements
OTHER	See Zoning Ordinance Article 70 for parking requirements



ORDINANCE NO. 16-

Sharing Factor - The Sharing Factor may be used to calculate the required parking for any shared parking agreement or mixed use development (defined as two dissimilar functions occurring within the same development or property, as determined by the Planning department). The actual parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the Sharing Factor Table. When 3 or more uses share parking, the highest factor shall be used to calculate the required number of spaces.

(Example: A residential component with 50 units requires 75 spaces while a retail component, comprised of 14,000 square feet, requires 49 spaces. Independently they would require a total of 124 spaces, but when divided by the sharing factor of 1.2, they would require only 103 spaces. Buildings may be designed to a functional density corresponding to 124 parking spaces.)

Any available on-street and public parking, which correlates with the applicable site or development, shall be counted towards the overall parking and loading requirements. These parking spaces must be provided within 1,200 feet of the intended site or development.

Parking shall not be permitted in any required side yard nor in the first five (5) feet of any required rear yard.

Required bicycle parking spaces and facilities shall be provided as set forth in Article 76 hereof. (10-507)

Section 2. This ordinance shall take effect from and after the date of its publication.

ADOPTED this the _____ day of _____, 2016.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the _____ day of _____, 2016.

Mayor of the City of Huntsville,
Alabama

RESOLUTION NO. 16-

ADOPTED this the _____ day of _____, 2016.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the _____ day of _____, 2016.

Mayor of the City of Huntsville,
Alabama