



SMALL TOWN, BIG BEACH™

TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Director of Planning & Zoning

SUBJECT: ZA2016-01 Article 14-1 Required Minimum Off-street Parking Spaces - Zoning Text Amendment

DATE: April 4, 2016

ISSUE: The City of Gulf Shores proposes to modify Table 14-1B Required Minimum Off-street Parking Spaces to make the following changes:

- Increase the amount of parking required for single family and duplex housing located in the BT zoning districts and Single Family & Duplex Tourist Rental Overlay District.

RECOMMENDATION: Staff recommends the City Council approve the proposed changes to Table 14-1B Required Minimum Off-street Parking Spaces.

BACKGROUND: Currently single family and duplex houses are required 1 parking space per bedroom if they are located on the beach or Little Lagoon. Single family and duplex housing in the beach area but not located on the waterfront are only required 2 parking spaces no matter how many bedrooms a structure has even though many of these dwellings are just as likely to be rented as the dwellings on the beach or lagoon. Staff proposes to amend the Zoning Ordinance to require 1 parking space per bedroom for all houses and duplexes located within the Single Family & Tourist Rental Overlay District and BT zoned areas.

PLANNING COMMISSION: At their March 22, 2016 meeting the Planning Commission passed a resolution recommending approval (9-0) of this zoning text amendment to the City Council.

ATTACHMENTS: Staff Report



TO: Mayor Robert Craft, and
Members of the City Council

DATE: April 4, 2016

FROM: Andy Bauer, AICP
Director of Planning & Zoning

SUBJECT: ZA2016-01 Article 14-1 Required Minimum Off-street Parking Spaces – Zoning Text Amendment

SUMMARY: The City of Gulf Shores proposes to modify Table 14-1B Required Minimum Off-street Parking Spaces to make the following changes:

- Increase the amount of parking required for single family and duplex housing located in the BT zoning districts and Single Family & Duplex Tourist Rental Overlay District.

When working on the recent Cottage Subdivision amendment staff noticed the need to amend the parking regulations for single family and duplex dwellings located in the beach area. Currently single family and duplex houses are required 1 parking space per bedroom if they are located on the beach or Little Lagoon. Single family and duplex housing in the beach area but not located on the waterfront are only required 2 parking spaces no matter how many bedrooms a structure has even though many of these dwellings are just as likely to be rented as the dwellings on the beach or lagoon. Staff proposes to amend the Zoning Ordinance to require 1 parking space per bedroom for all houses and duplexes located within the Single Family & Tourist Rental Overlay District and BT zoned areas.

PLANNING COMMISSION: At their March 22, 2016 meeting the Planning Commission passed a resolution recommending approval (9-0) of this zoning text amendment to the City Council.

RECOMMENDATION: Staff recommends the City Council approve the changes to Table 14-1B Required Minimum Off-street Parking Spaces.

PROPOSAL: The proposed amendment is below. Red wording is being added and words that are struck through will be deleted.

Table 14-1B: Required Minimum Off-street Parking Spaces	
Residential Uses	
1. Single-family Dwelling, attached or detached	2 spaces; or for Dwellings with Direct Frontage on Gulf of Mexico or Little Lagoon zoned BT or within the Single Family & Duplex Tourist Rental Overlay District <u>– 2 spaces plus</u> 1 space for each Bedroom after the first two Bedrooms