

Orange County BCC



Parking In Residential Areas Work Session

October 2, 2018



Presentation Outline

- Background
- Community Examples
- Subdivision Standards
- Survey of Other Jurisdictions
- Resolving Conflicts
- Summary





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Background

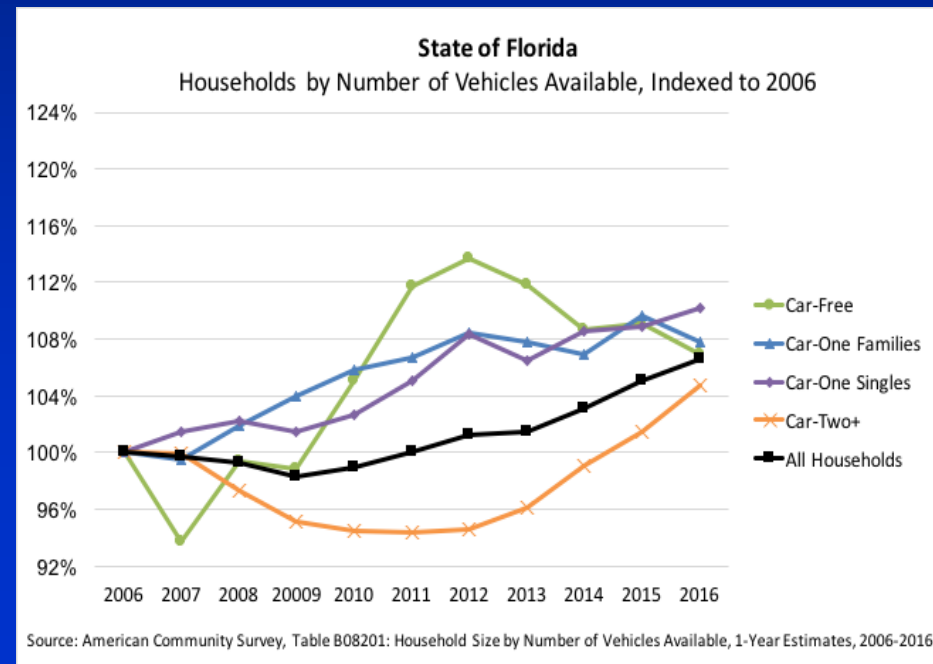
- **February 6, 2018 – BCC discussion on parking problems experienced in residential subdivisions**
 - Difficult problems to assess
 - Not exclusive to specific districts
 - Development dynamics changing
- **Mayor directed staff to prepare a work session**





Background

- Staff routinely respond to various residential parking challenges and explore solutions
- Parking challenges caused by:
 - Inadequate parking
 - Townhome communities
 - Overflow on collector roads
 - Lifestyle issues
 - Garages used for storage
 - Increased auto availability
 - Larger vehicles

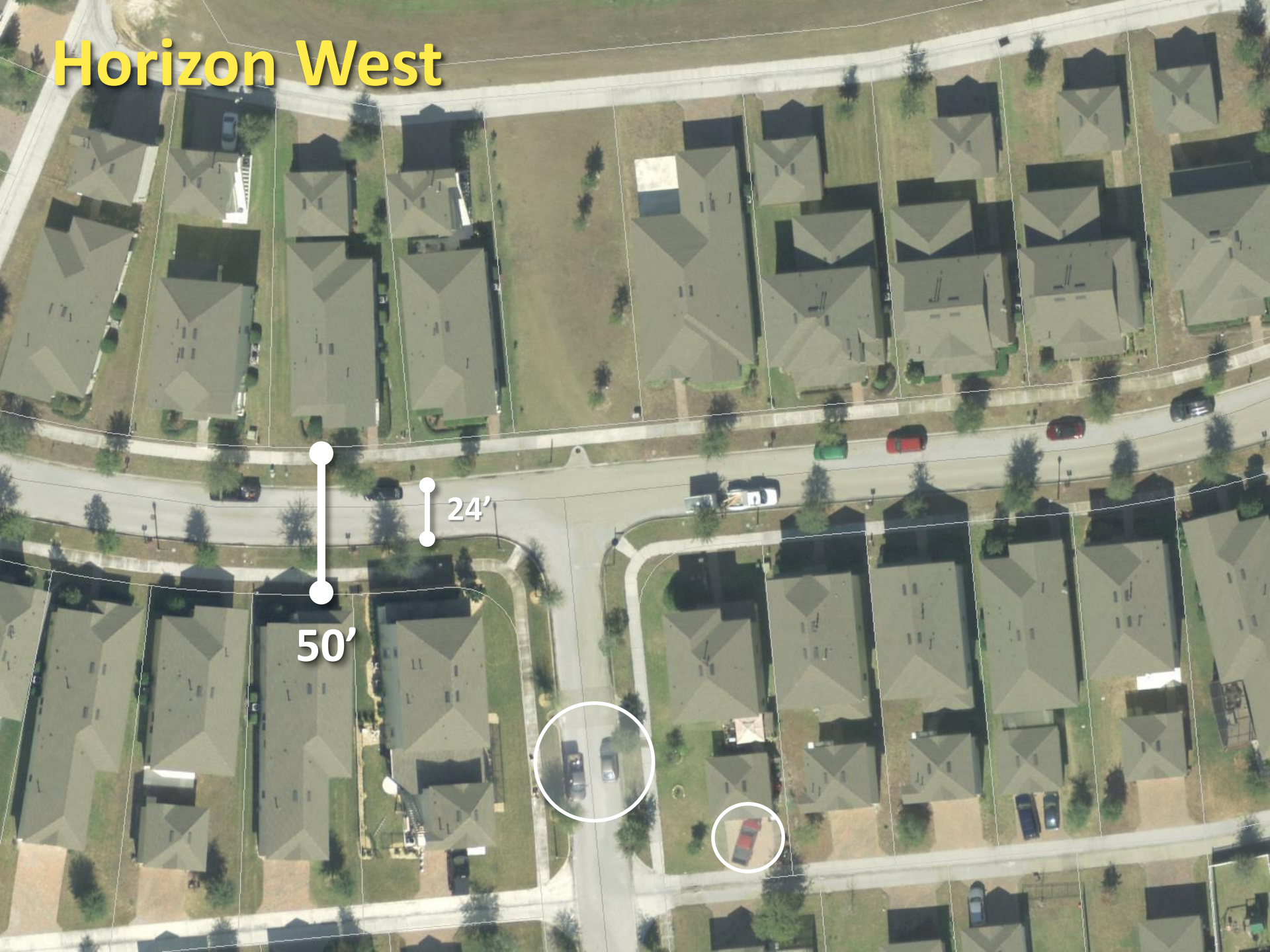




Background

- Traditional neighborhood design (TND) developments such as Horizon West and Avalon Park introduced new development concepts
 - Narrower lots (greater density)
 - Alley-loaded garages
 - Designated on-street parking
 - Walkable streets (tree lined and low speed)
 - Many subdivisions accommodate additional on-street parking for guests
- Outcomes difficult to anticipate or regulate

Horizon West

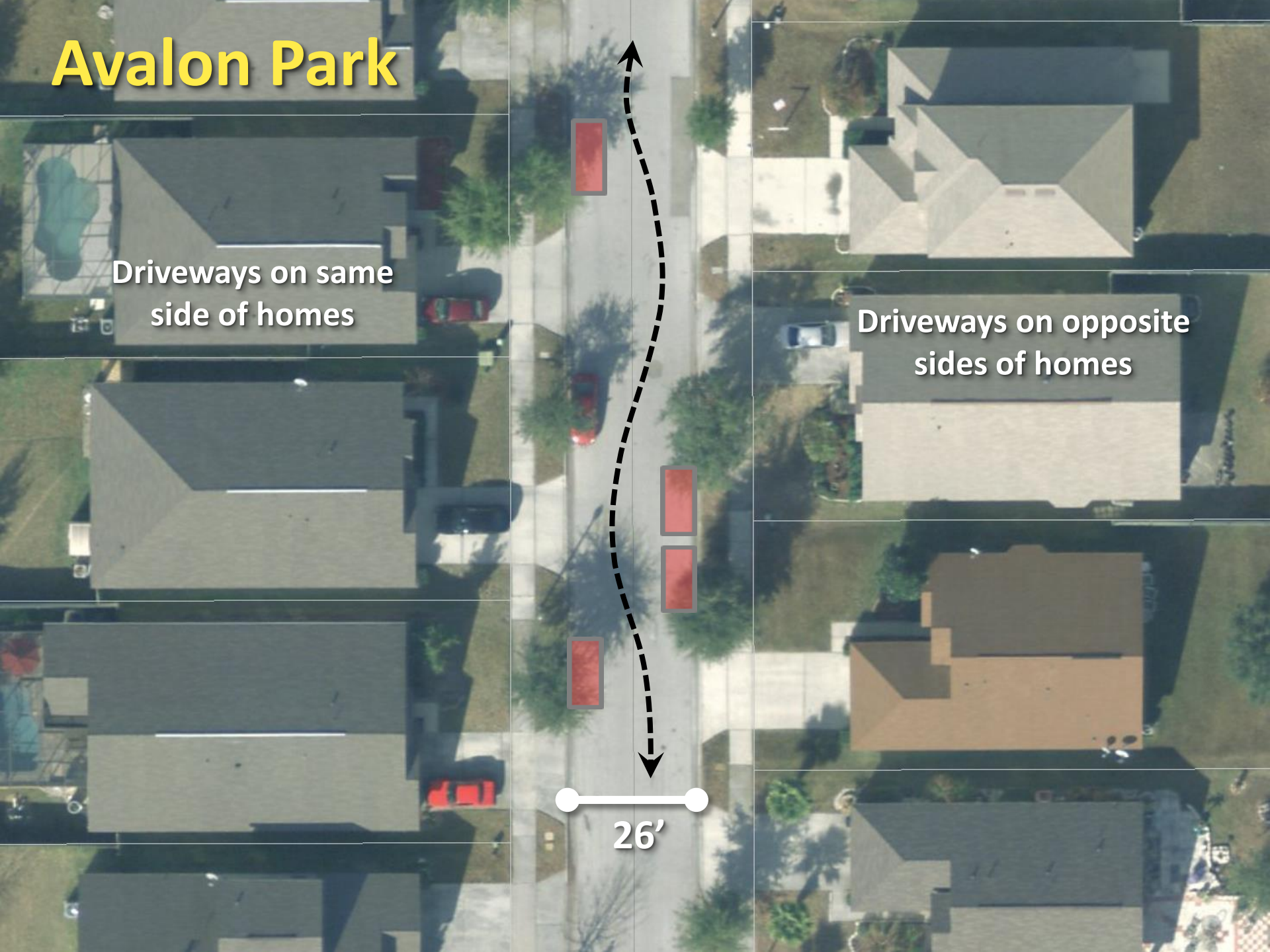


Avalon Park

Driveways on same
side of homes

Driveways on opposite
sides of homes

26'







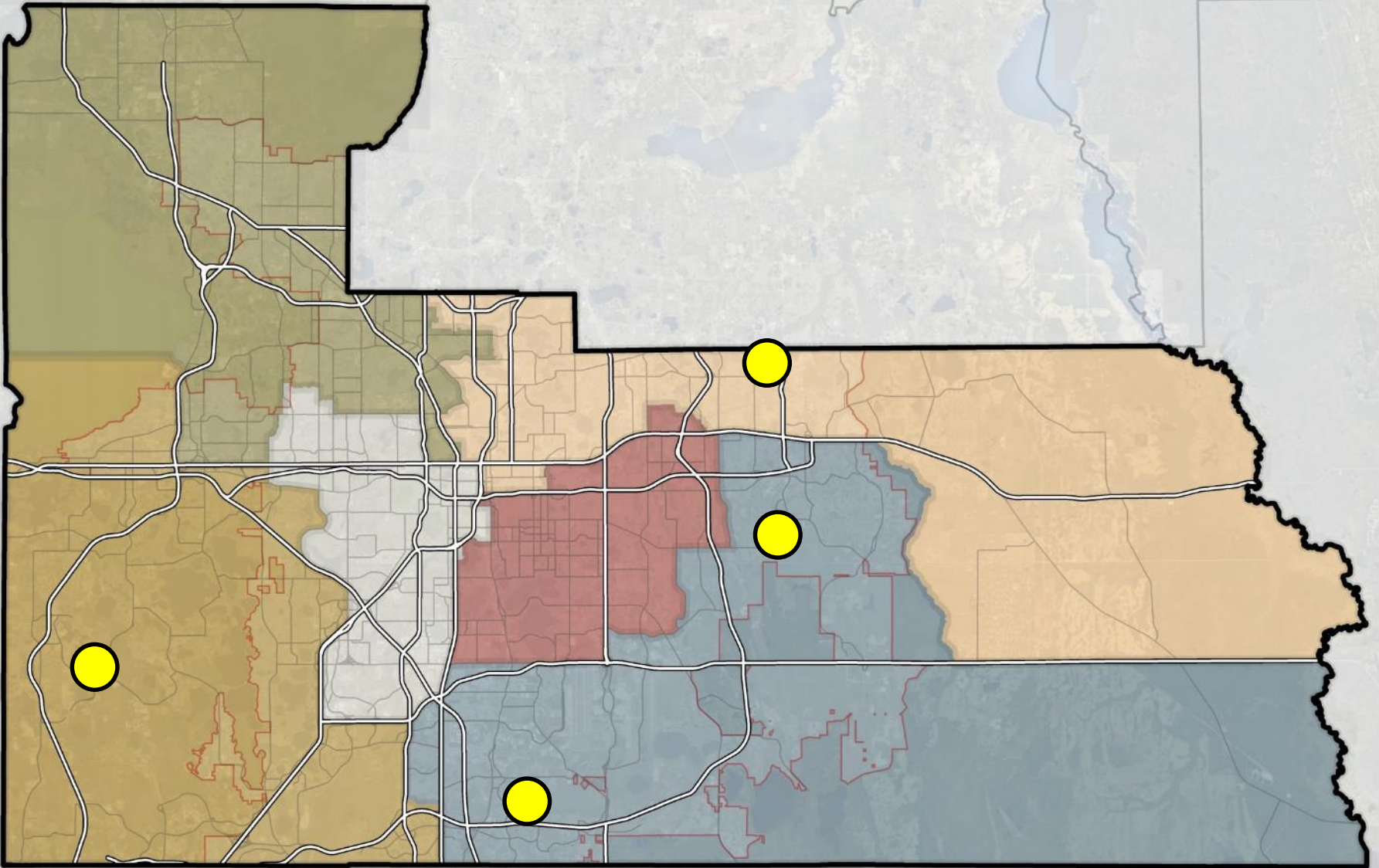


Presentation Outline

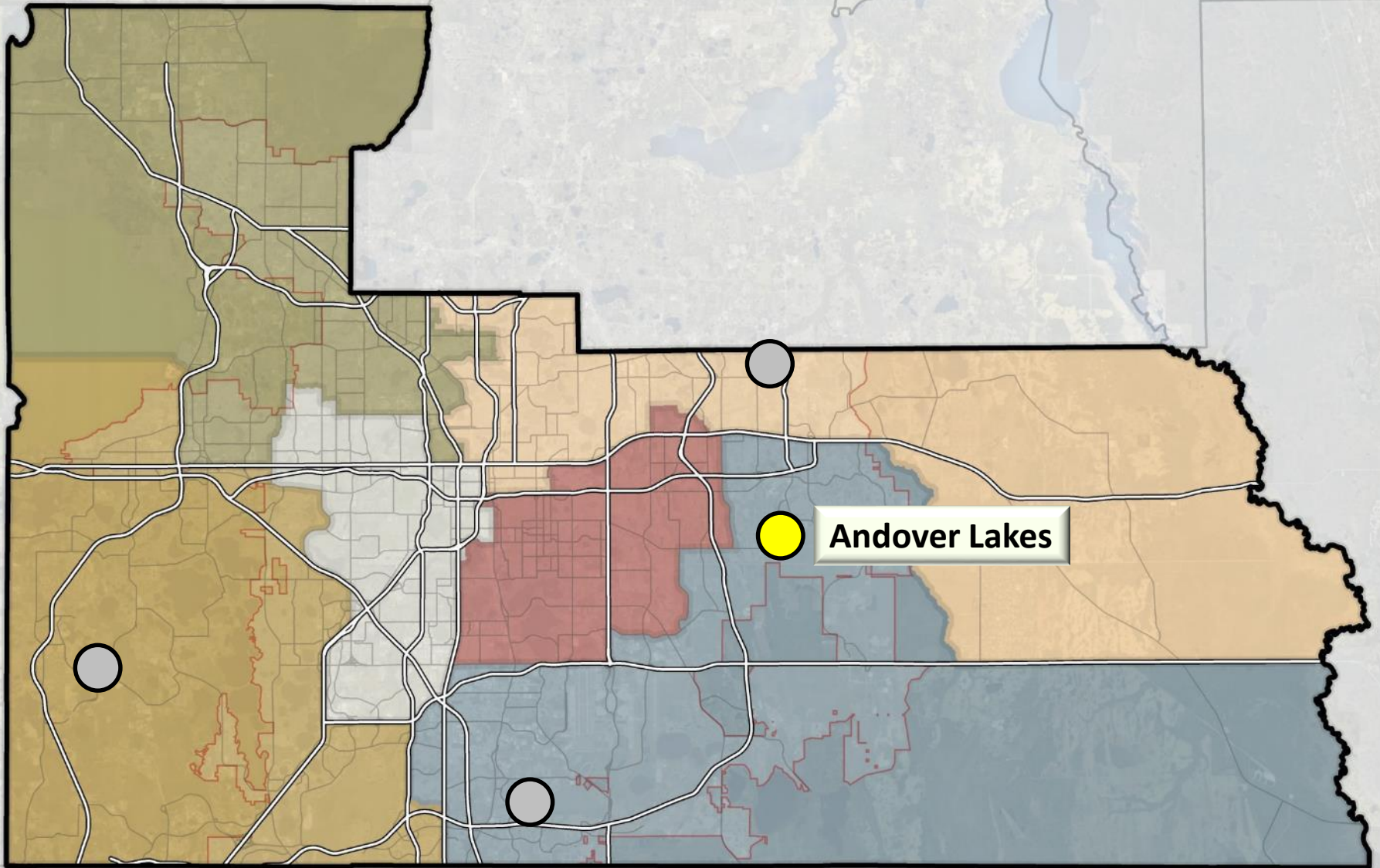
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Community Examples



Community Examples

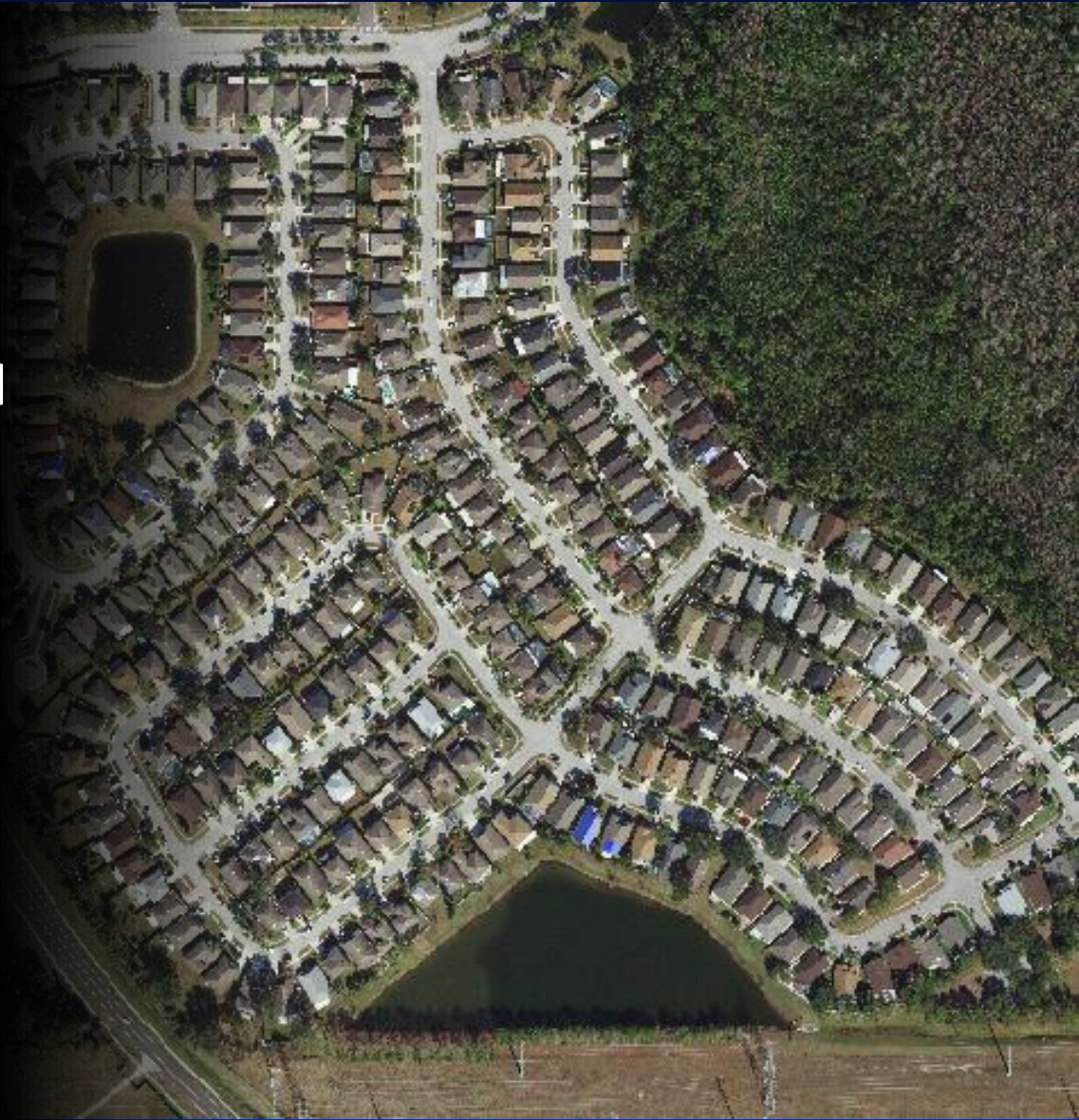




Community Examples

Andover Lakes Ph 3A & 3B

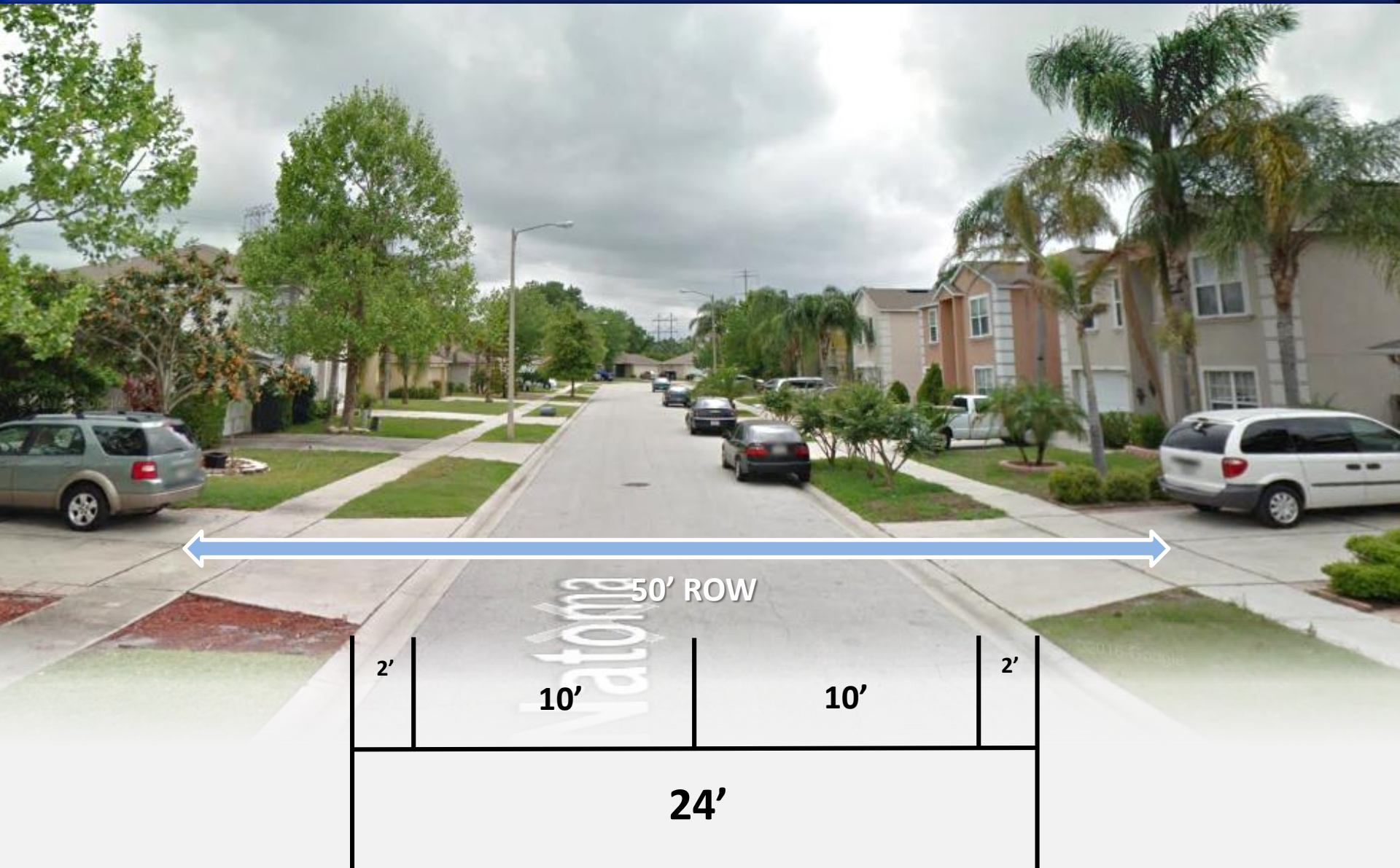
- The Enclave - located off Curry Ford and Young Pine Road
- Constructed in 1994
- 343 single family detached
- 50' average lot width
- 2 car garages/driveway
- HOA requested county review
- FM determined need for parking plan



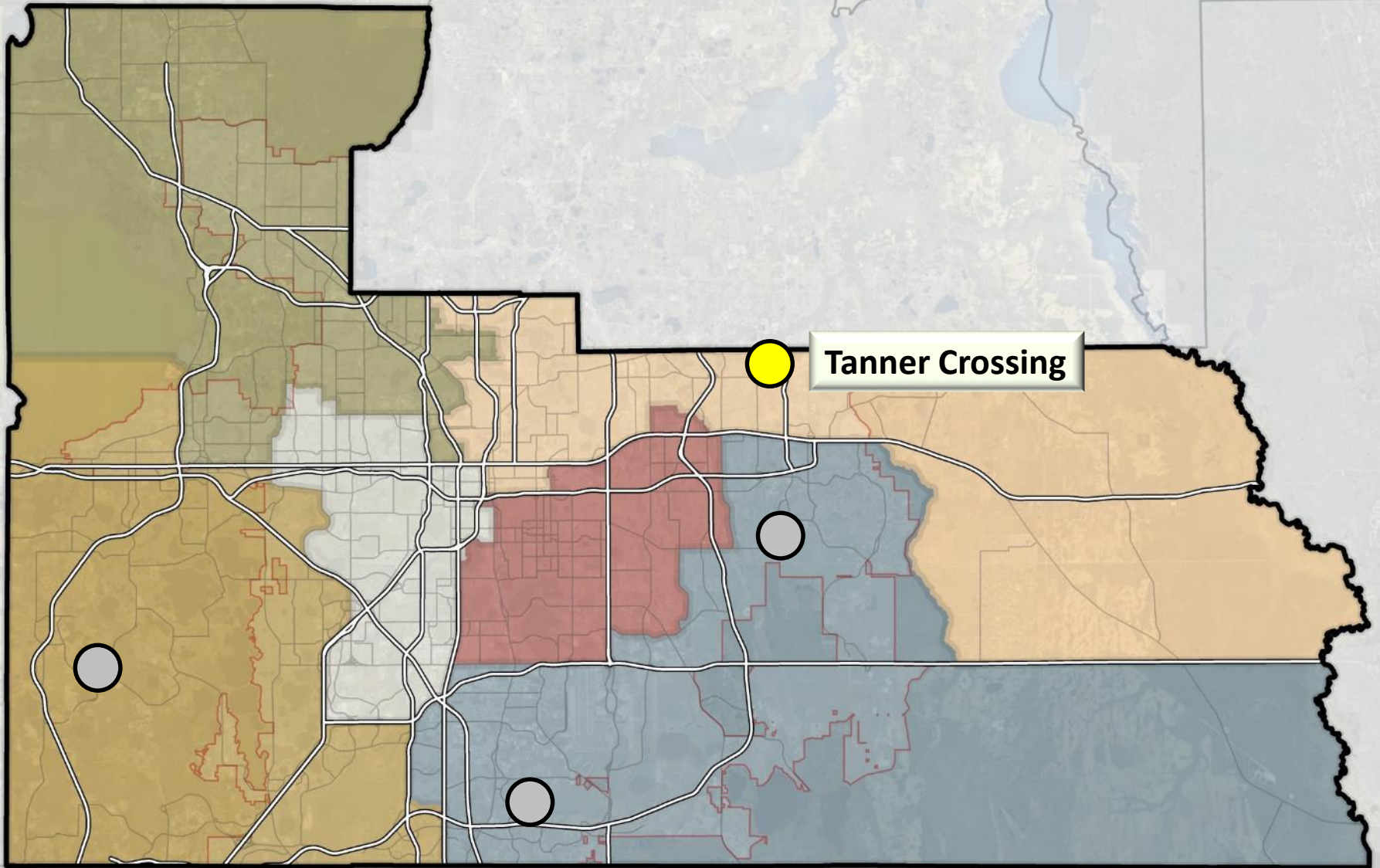


Community Examples

Andover Lakes Ph 3A & 3B



Community Examples

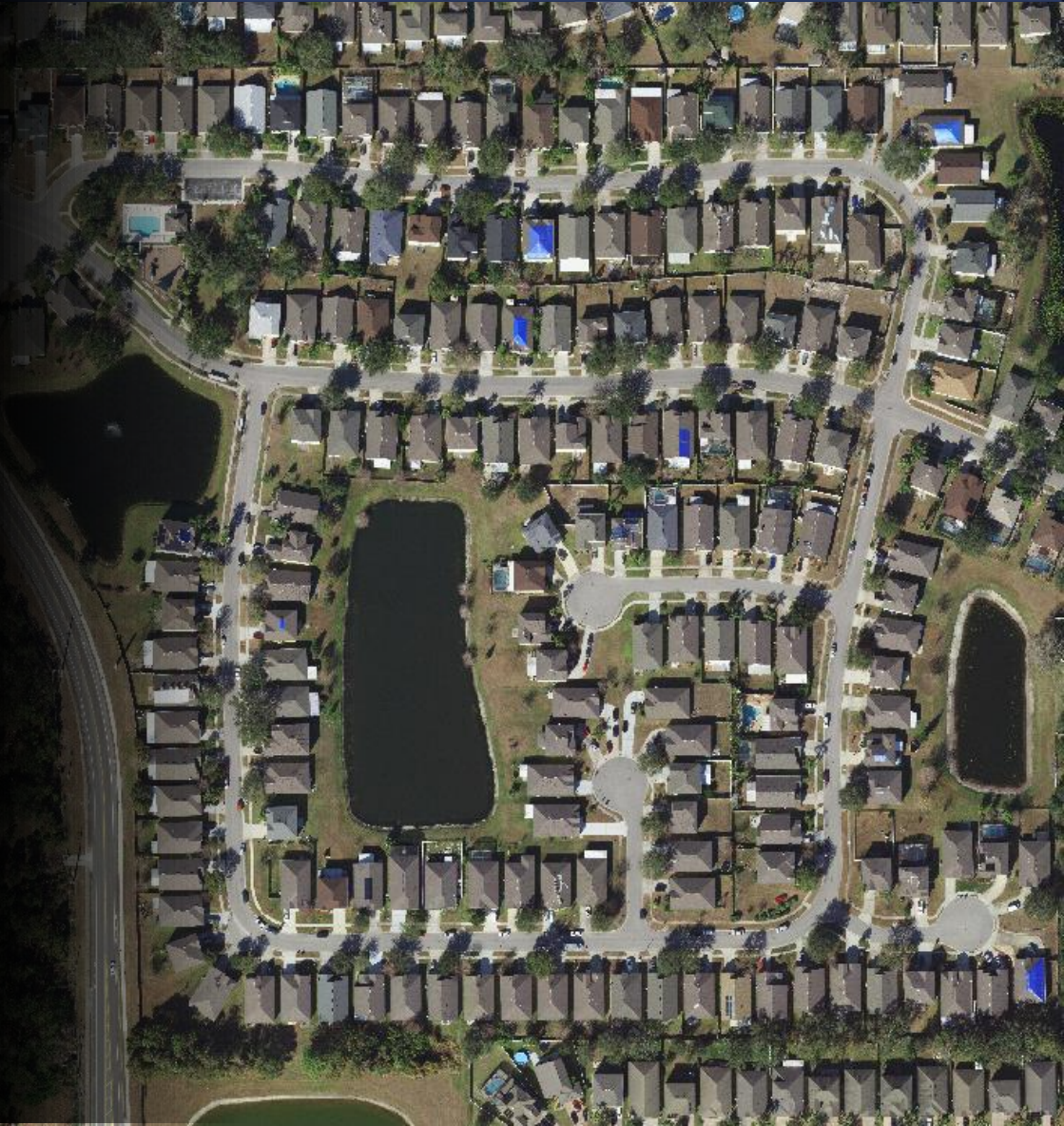




Community Examples

Tanner Crossing

- Located off N. Tanner Road
- Constructed in 1999
- 248 single family detached
- 50' average lot width
- 2 car garages/driveway
- HOA requested county review
- Had parking plan that was determined not sufficient





Community Examples

Tanner Crossing



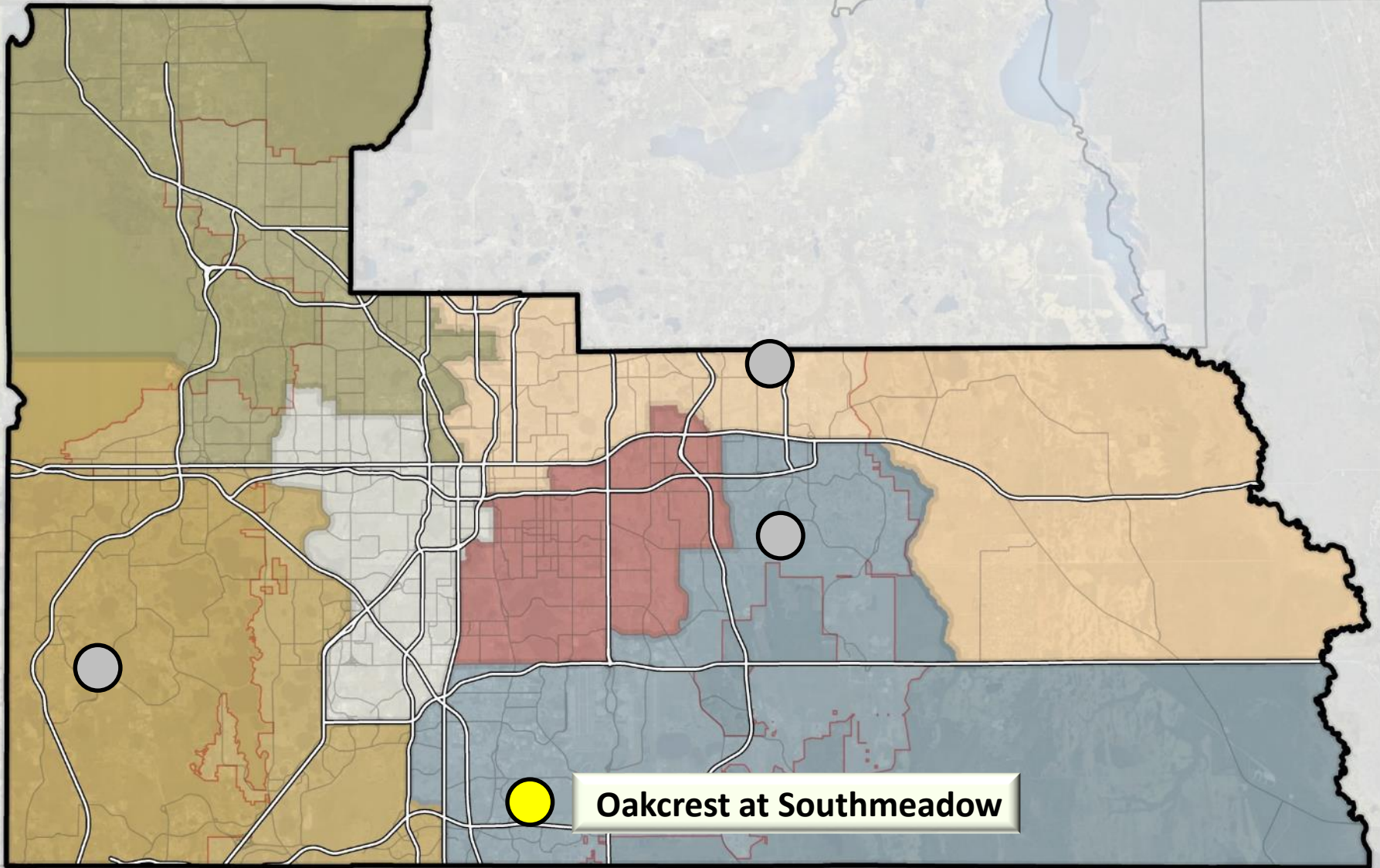


Community Examples

Tanner Crossing



Community Examples





Community Examples

Oakcrest at Southmeadow

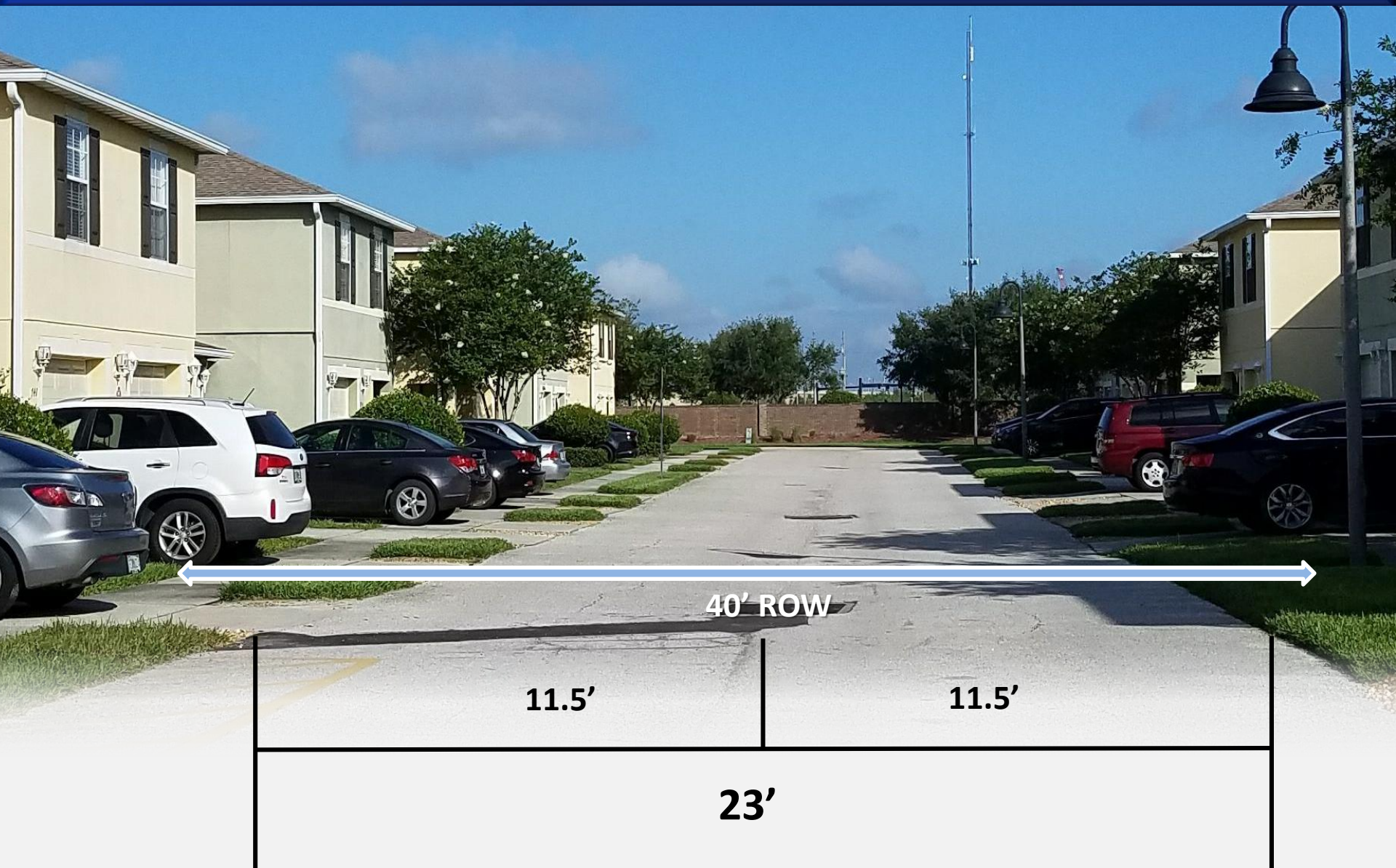
- Located off Town Center Boulevard & Orange Ave
- Constructed in 2006
- 137 single family condominiums
- 1,300 – 1,800 sq. ft.
- 20' average lot width
- 1 car garages/driveway includes sidewalk crossing
- 1 off-site parking space per 4-6 home condo building





Community Examples

Oakcrest at Southmeadow



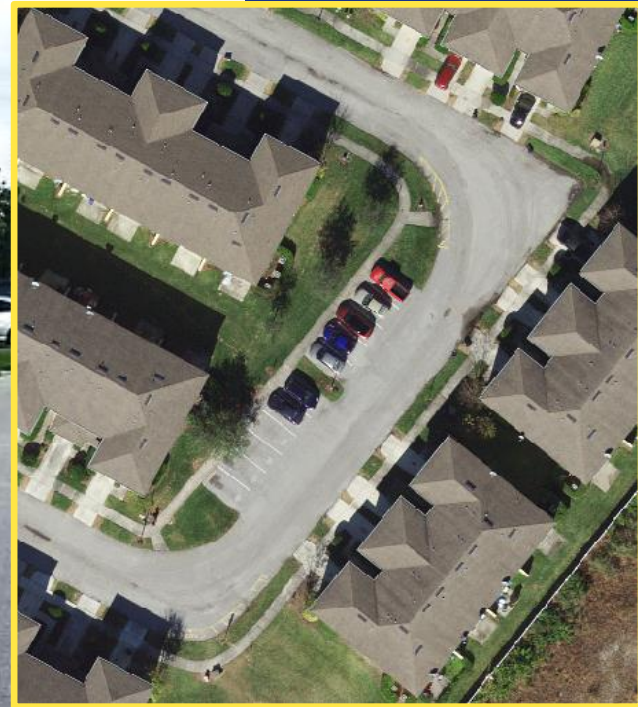


Community Examples

Oakcrest at Southmeadow

Driveways cross
sidewalk
easement

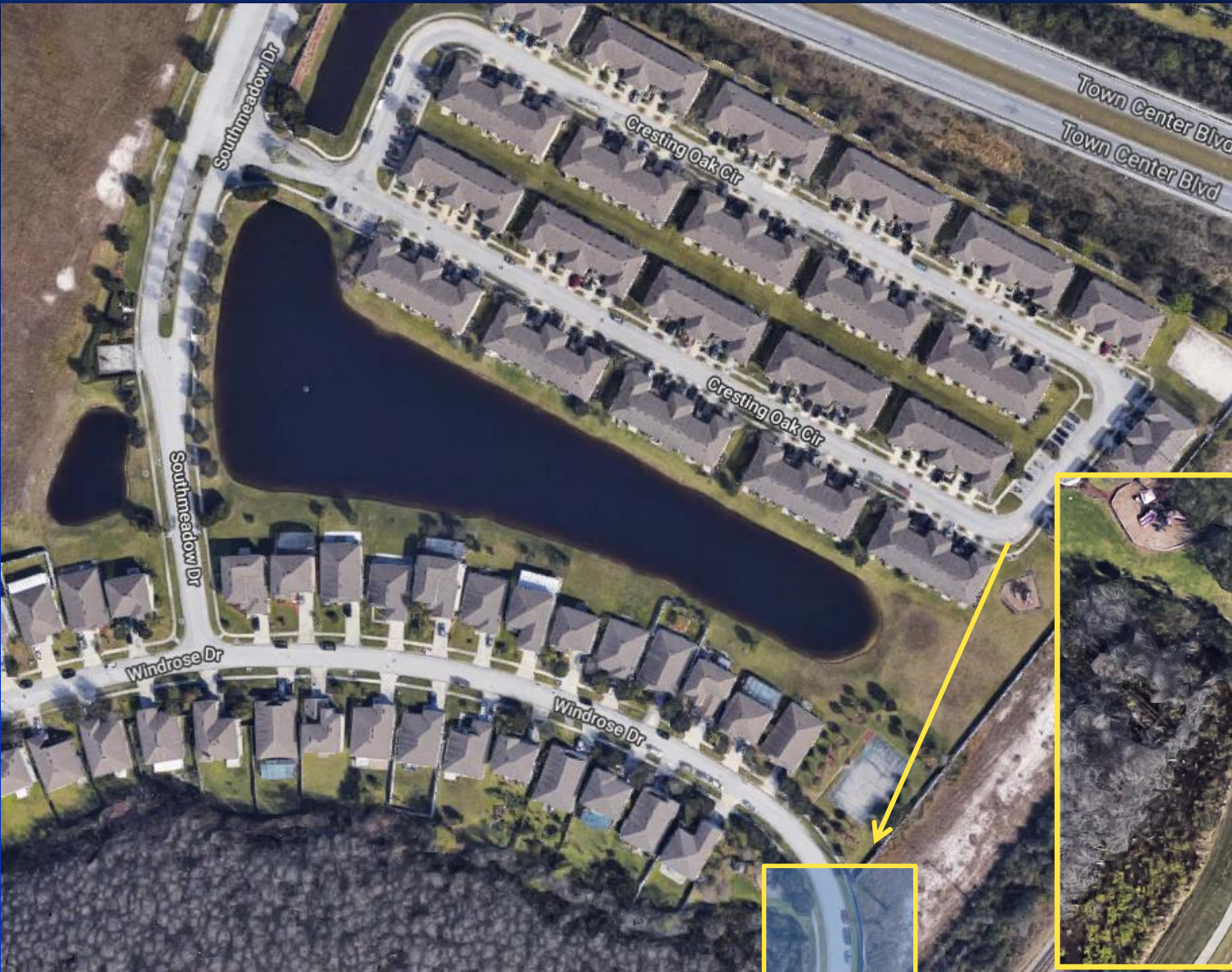
Visitor parking
on opposite
ends of
development



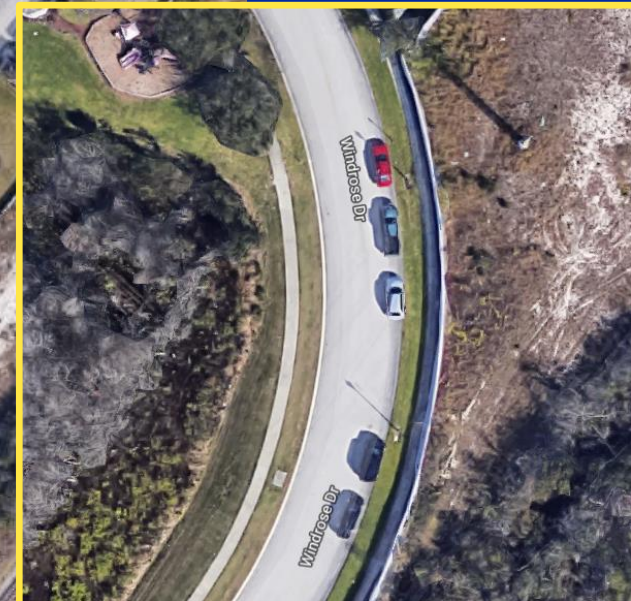


Community Examples

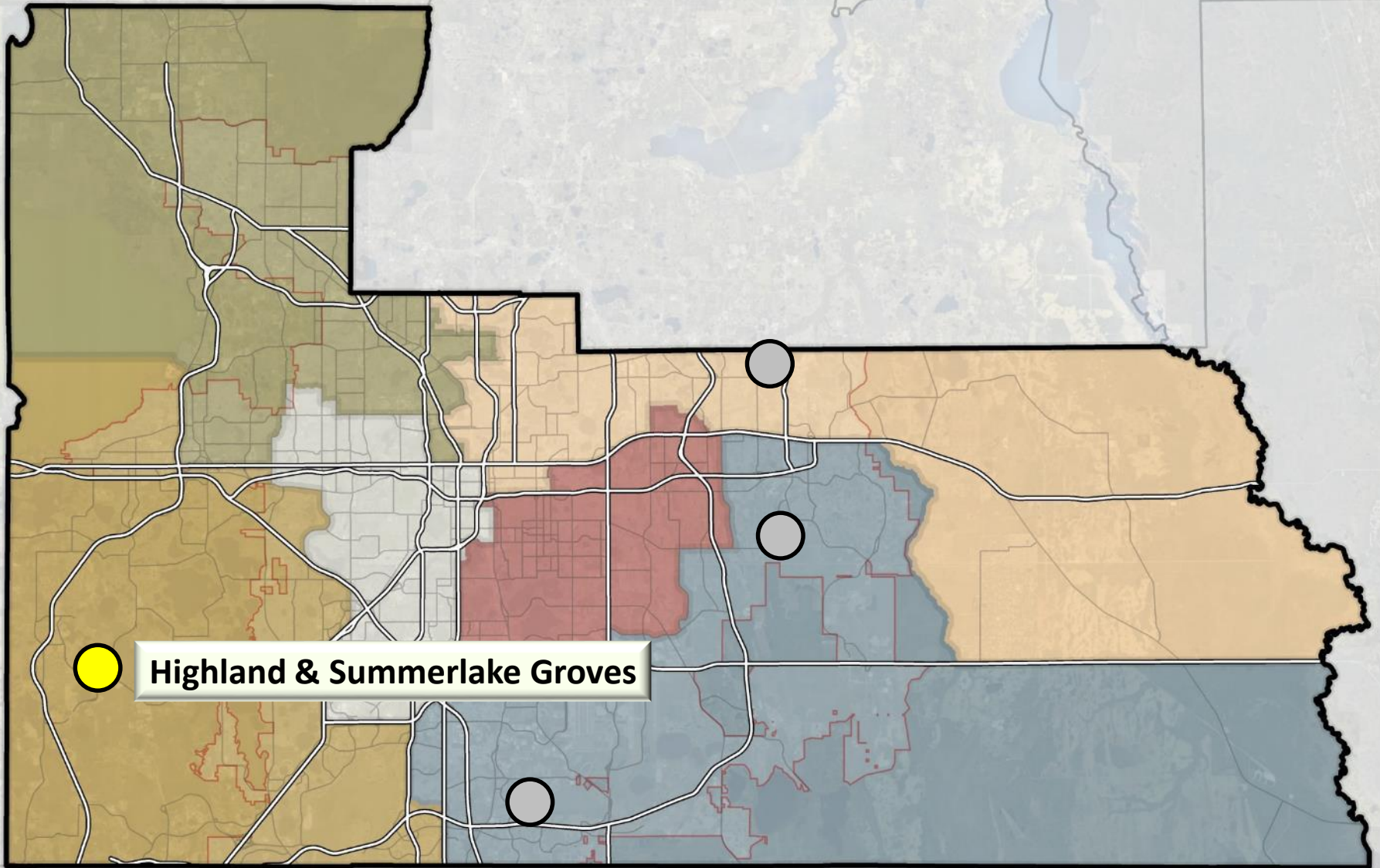
Oakcrest at Southmeadow



Off-site parking occurring due to insufficient parking spaces



Community Examples

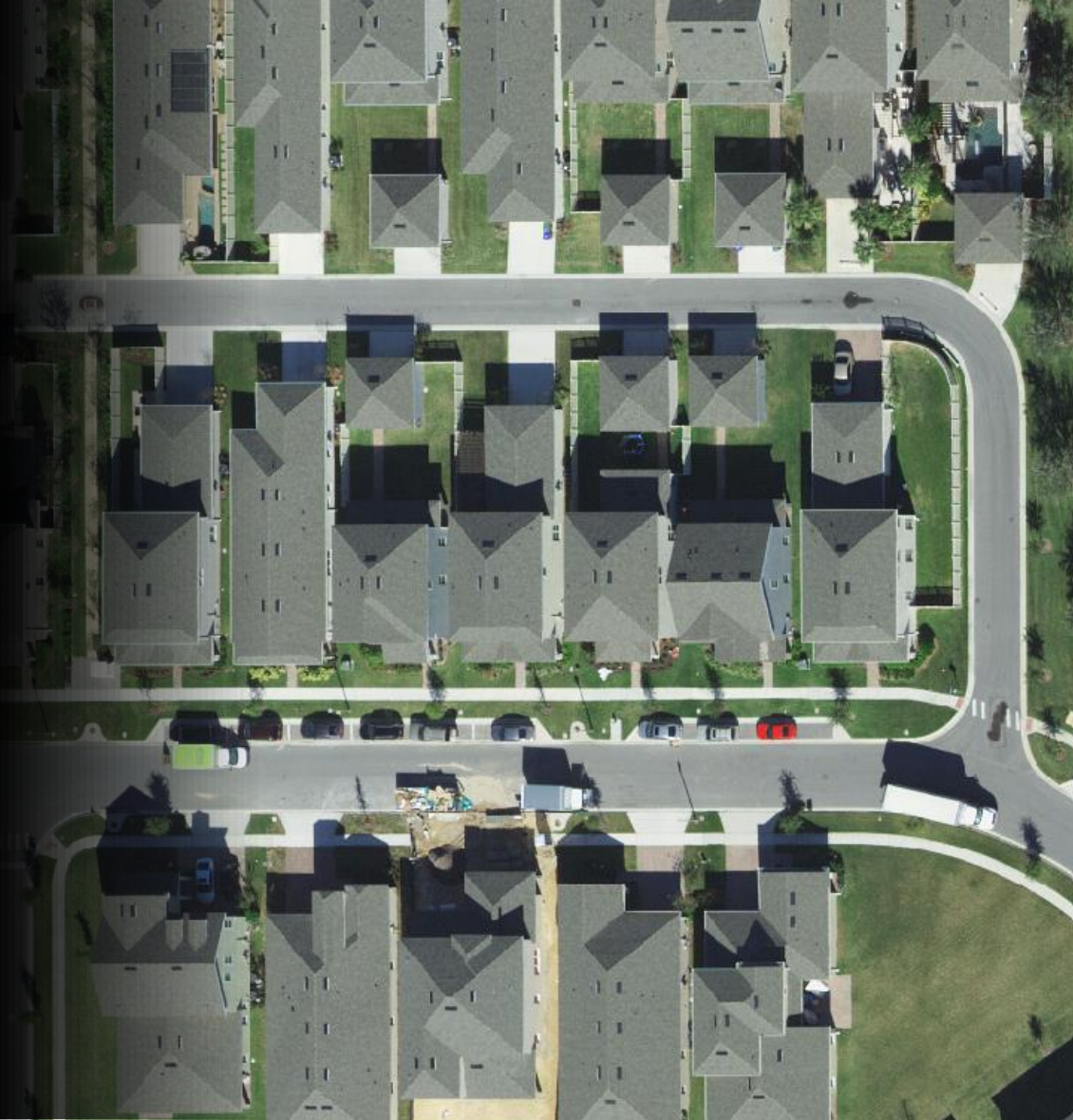




Community Examples

Horizon West – Summerlake Groves

- Located off Summerlake Grove St.
- Constructed in 2015
- Various SF units
- Front and rear loaded
- 22'- 50' average lot width
- 1-2 car garages/driveway
- Signs not installed as required and some removed





Community Examples

Horizon West – Summerlake Groves





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Subdivision Standards

- **Sec. 34-171 defines lane widths depending on Average Daily Traffic (ADT)**
 - 18' to 24' minimum widths
 - 17' minimum for 1-way
- **Sec. 38-1476 defines off-street parking requirements for various residential uses**
- **Current code standards do not adequately address on-street parking**
 - Upcoming OrangeCode revisions may allow more context sensitive standards



Subdivision Standards

- Residential roadways are engineered to accommodate a range of vehicle types and sizes

- Passenger vehicles

- | | |
|-------------|---------------------|
| – Sedan | 6' wide 14' long |
| – SUV | 6'+ wide 16' long |
| – Pickup | 6.5'+ wide 17' long |
| – Large SUV | 6.5'+ wide 19' long |



- Commercial or utility vehicles

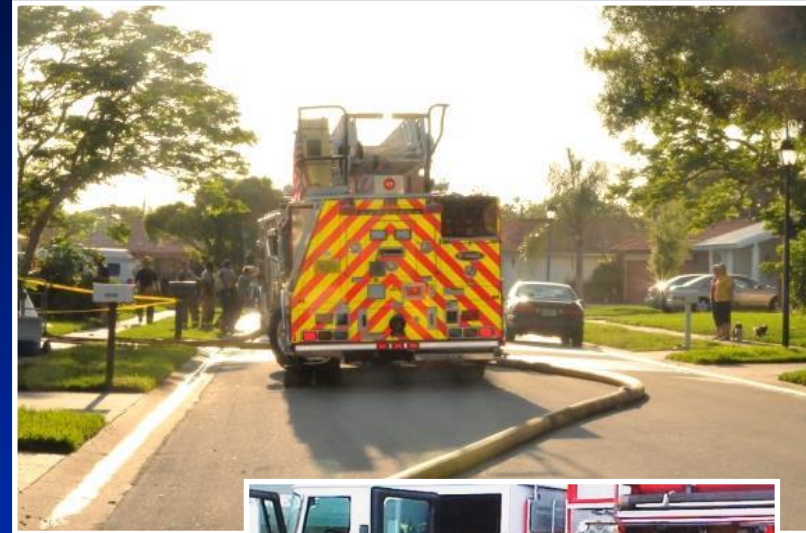
- | | |
|------------------------|-----------------------|
| – Parcel truck | 8' wide 28' long |
| – Utility trucks | 8' wide 33' long |
| – School bus | 8-9' wide 31-40' long |
| – Standard fire engine | 9.5' wide 31' long |





Subdivision Standards

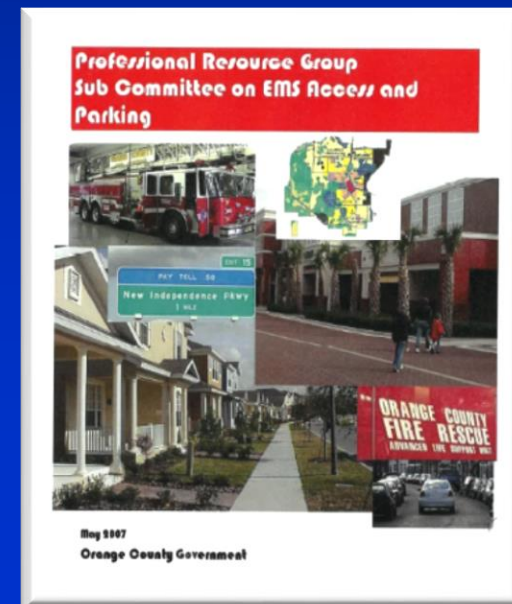
- Fire Rescue deployment
 - Open doors (14' width)
 - Retrieve equipment
 - Connect hoses to hydrants
 - Deploy hoses to fire
 - Deploy outriggers on aerial apparatus





Subdivision Standards

- **2007 - Professional Resources Group (PRG) Subcommittee Report on EMS Access and Parking**
 - Goal to develop workable standards for compact, pedestrian-friendly development
 - Engineers, home builders, fire officials, planners
 - Described appropriate standards for:
 - Clear access widths for EMS vehicles
 - Parking allowances (ex. townhomes)





Subdivision Standards

- **Current DRC review guidelines**
 - Utilize PRG report
 - On-street parking and street widths
 - Maintain 20' clear access width

| Street Cross-Section Characteristics | On-Street Parking Policy |
|--------------------------------------|---------------------------------|
| Up to 26' - Includes Curb | No Parking |
| 27' - 33' – Includes Curb | Parking on One Side Only |
| 34' or greater - Includes Curb | Parking on Both Sides Permitted |
| Alleys | No Parallel Parking |

* 7' parking stall



Subdivision Standards

- **DRC Parking standards and guidelines**
 - On-site and off-site minimums

| Unit Type / Lot Width | Required On-Site Parking Per Unit | Off-Site Guest Parking per Unit |
|--|-----------------------------------|---------------------------------|
| Single-Family Large Lot (>75' Lots) | 4 | 0 |
| Single Family Small Lot (<75' Lots) | 2 | 0.5 |
| Accessory Garage Apartments | 1 | 0 |
| Duplex & Townhouse Units (2+ car garage) | 2 | 0.5 |
| Duplex & Townhouse Units (1 car garage) | 2 | 1 |
| Multi-Family (1 BR & Efficiency) | 1.5 | 0 |
| Multi-Family (>1 BR) | 2 | 0 |
| Student Housing | 1.25 spaces /BR | 0 |



Subdivision Standards

▪ Other Standards

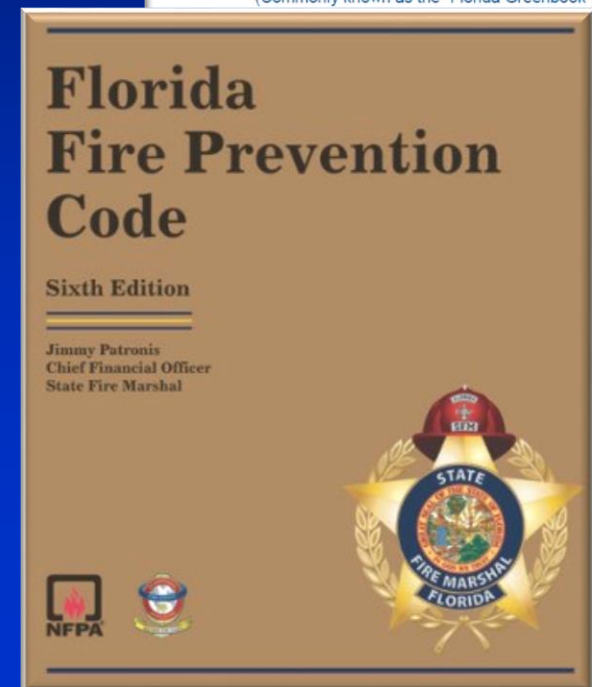
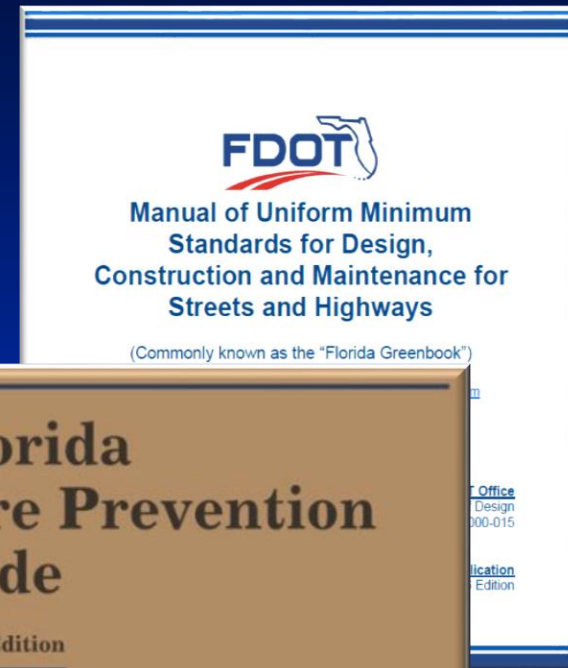
—FDOT Greenbook

- Considerations for Road Design
- Residential Street Design

—Fire Prevention Code

- Minimum fire prevention standards
- Adopted every 3 years

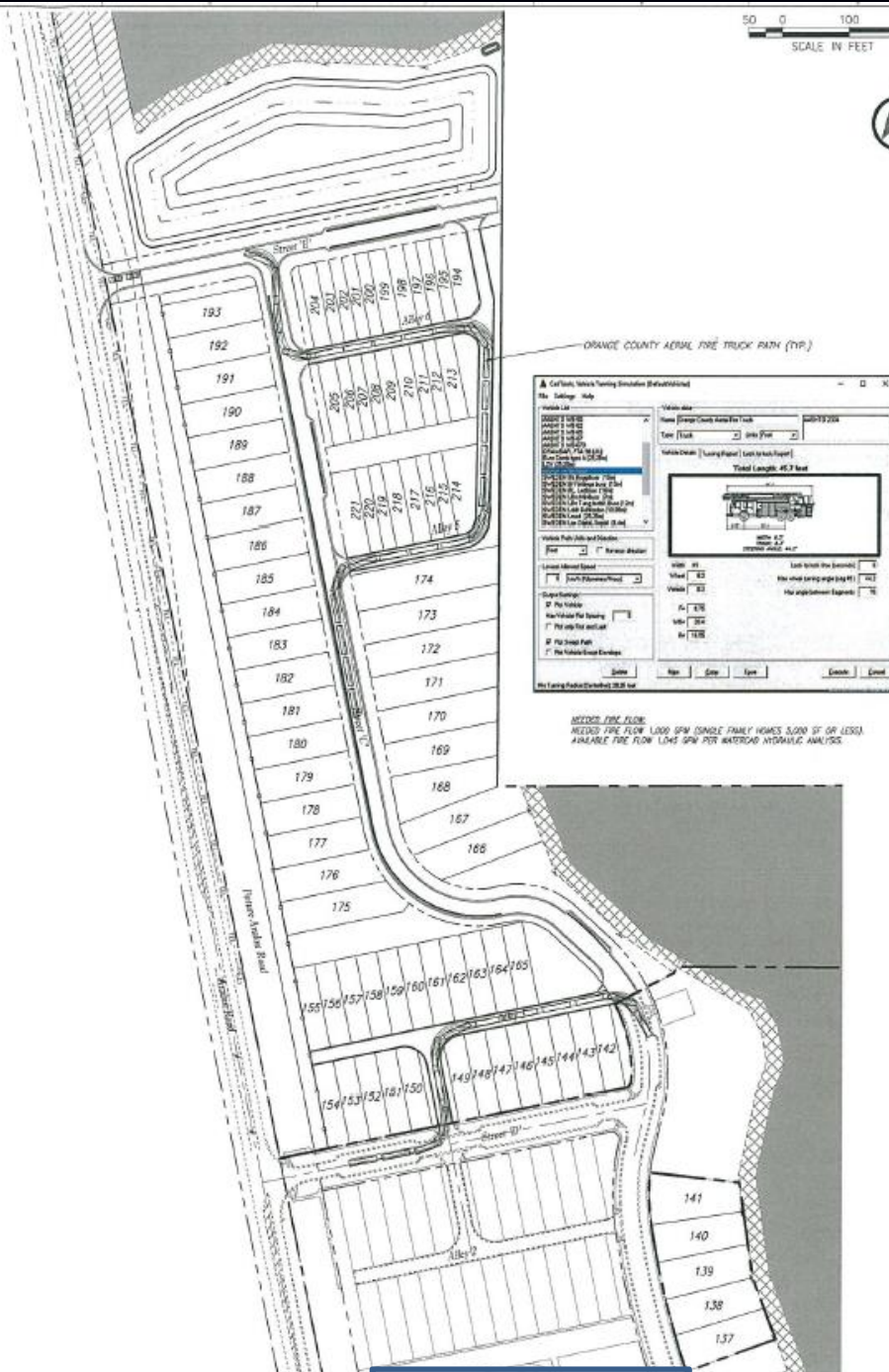
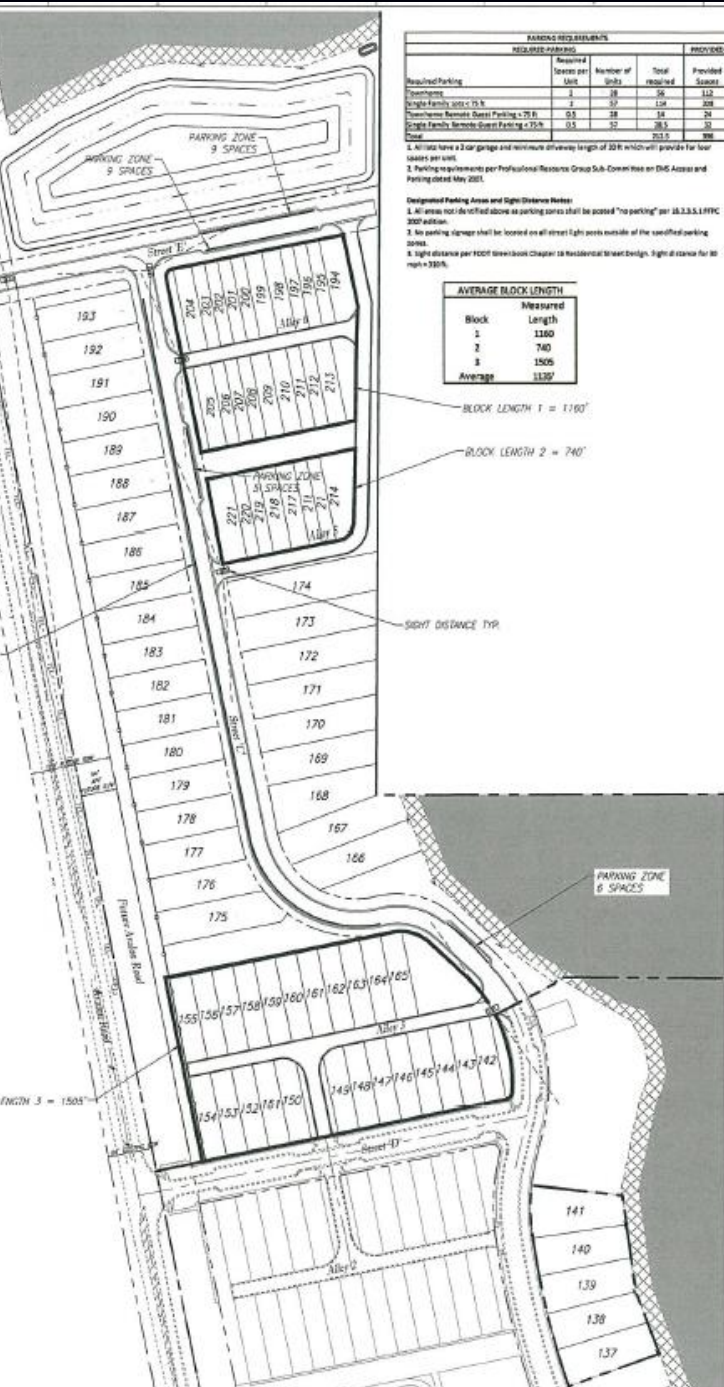
—Both reference standards for 20' clear access





Subdivision Standards

- **Since 2007, DRC review of Preliminary Subdivision Plans include:**
 - Roadway widths dependent upon on-street parking
 - Minimum required guest parking
 - Alley width and structure setbacks
 - Garage setbacks from sidewalk
- **Parking plans are often not implemented as part of infrastructure construction**
 - “No Parking” signs not installed
 - HOA often facilitates resident disputes





PARKING REQUIREMENTS

| Required Parking | Required Spaces per Unit | Number of Units | Total required | Provided Spaces |
|--|--------------------------|-----------------|----------------|-----------------|
| Townhome | 2 | 28 | 56 | 112 |
| Single Family Lots < 75 ft | 2 | 57 | 114 | 228 |
| Townhome Remote Guest Parking < 75 ft | 0.5 | 28 | 14 | 24 |
| Single Family Remote Guest Parking < 75 ft | 0.5 | 57 | 28.5 | 32 |
| Total | | | 212.5 | 396 |

Designated Parking Areas and Sight Distance Notes:

1. All lots have a 2 car garage and minimum driveway length of 20 ft which will provide for four spaces per unit.
2. Parking requirements per Professional Resource Group Sub-Committee on EMS Access and Parking dated May 2007.
3. All areas not identified above as parking zones shall be posted "no parking" per 18.2.3.5.1 FFPC 5th edition 2012, NFPA 1 and 101 2012 edition.
4. Sight distance per FDOT Greenbook Chapter 16 Residential Street Design. Sight distance for 30 mph = 310 ft.
5. No parking signage shall be located on all street light posts outside of the secified parking zones.

FIRE TRUCK ANALYSIS PLAN

Avalon Park

An aerial photograph of the Avalon Park townhome development. The image shows a large complex of townhomes arranged in several rows, separated by streets and green spaces. A winding road runs through the center of the development. Callout lines point to specific features: 'Street-loaded townhouses with no on-street parking on driveway side' points to a row of townhomes along the top street; 'On-street parking in front of alley-loaded townhomes' points to a row of townhomes along the left street; 'Separate guest parking for front-loaded townhomes' points to a parking area at the bottom right.

Street-loaded townhouses with no on-street parking on driveway side

On-street parking in front of alley-loaded townhomes

Separate guest parking for front-loaded townhomes



No on-street parking for street-loaded



Alley-loaded parking

A wide-angle photograph of a residential street. On the right side, a row of two-story townhouses with light brown siding and blue shutters is visible. A line of cars is parked along the curb in front of them. The car closest to the camera is a silver Honda Accord with a Florida license plate 'LWS1H'. Behind it are a white sedan, a white SUV, and a blue SUV. Further down the street, more cars are parked. On the left side of the street, there is a grassy area with several large, mature trees. In the background, more townhouses are visible under a cloudy sky. The text 'On-street parking for alley-loaded' is overlaid in the bottom left corner.

On-street parking for alley-loaded



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Survey of Other Jurisdictions

| Jurisdiction | Requirements |
|-----------------|---|
| Maitland | <ul style="list-style-type: none">• 20-27 feet wide residential streets• May not leave less than 10 feet unobstructed |
| Ocoee | <ul style="list-style-type: none">• 24-26 feet wide residential streets.• No parking on streets less than 17 feet• 2-sided parking prohibited on streets less than 26'. |
| Orlando | <ul style="list-style-type: none">• Encourages on-street parking.• 24 feet wide residential streets• May not leave less than 10 feet unobstructed |
| Winter Park | <ul style="list-style-type: none">• <u>May</u> prohibit parking on any street less than 20 feet wide or limit to one side on streets less than 30 feet wide.• Non-residential areas require painted delineation of spaces. |
| Winter Springs | <ul style="list-style-type: none">• No parking on residential streets less than 22 feet.• Parking on collector roads is allowed within marked spaces. |
| Lake County | <ul style="list-style-type: none">• 20-24 feet wide residential streets• Allows parking on both sides of street |
| Seminole County | <ul style="list-style-type: none">• May not leave less than 10 feet unobstructed |



Survey of Other Jurisdictions

Examples of Narrow Residential Street Widths

| State | Jurisdiction | Parking Standard |
|------------|--------------------|---|
| Arizona | City of Phoenix | 28' (both sides) |
| California | City of Novato | 24' (both sides, 2-4 DU) 28' (both sides, 5-16 DU) |
| Colorado | City of Boulder | 20' (150 ADT) 20' (No Parking, 350-1000 ADT) 22' (One side, 350 ADT) 26' (Both sides, 350 ADT) 26' (One side, 500-1000 ADT) |
| Delaware | Delaware DOT | 21' (One side) |
| Maine | City of Portland | 24' (One side) |
| Michigan | City of Birmingham | 26' (Both sides) 20' (One side) |



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Resolving Conflicts

- **Establish No Parking Zone**
 - For common traffic issues such as:
 - Parent drop-off / pick-up
 - Curves or intersections
 - Home access (personal or emergency)
 - Eligible for County-maintained collector and residential streets
- **Two processes available:**
 - Citizen Requests
 - Fire Marshal Determination





Resolving Conflicts

■ Citizen Requests

- Requires petition with 67% or more of residents in favor
- Requires returned ballots with 67% or more owners in favor
- Staff review
- Public meeting on plan
- Requires BCC approval

Requested by: _____
Address: _____
Telephone Number: _____
Description of the problem (limits, time of day, side of street, if possible):
parked cars) _____

Reason for Request

| | |
|--|--|
| <input type="checkbox"/> Abandoned Vehicle | <input type="checkbox"/> School / Pedestrian |
| <input type="checkbox"/> Blocking Driveway | <input type="checkbox"/> Blocking Intersect |
| <input type="checkbox"/> Blocking Road | <input type="checkbox"/> Blocking Bicycle |
| <input type="checkbox"/> Other Please Specify: _____ | |

Attach a petition signed by 67% of _____

For more Information
Orange County 7
407

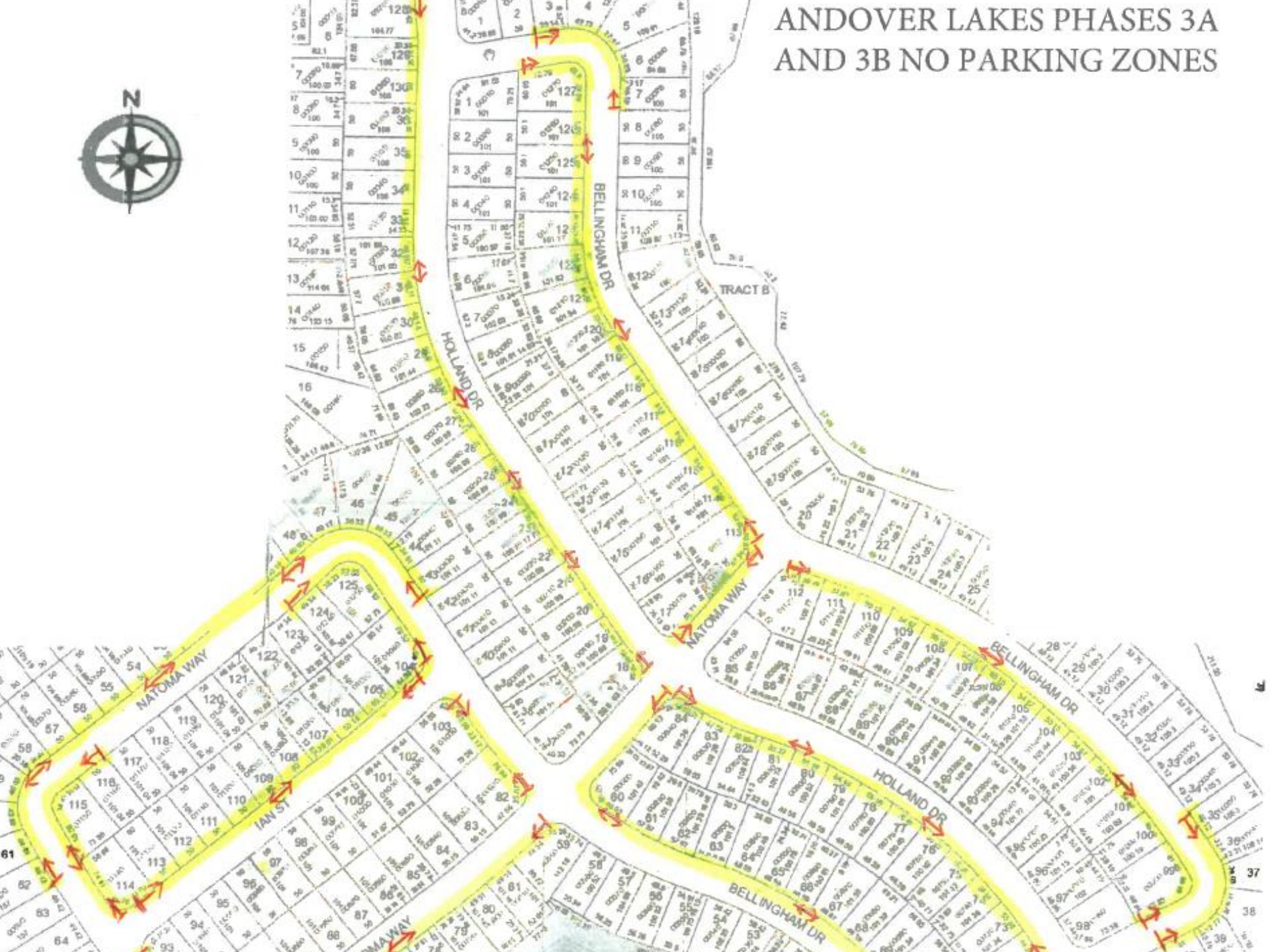


Resolving Conflicts

- Fire Marshal Determination
 - Resident complaint investigated by Fire Marshal or Fire/Rescue response has been impaired
 - Public meeting outlining plan
 - Requires BCC approval



ANDOVER LAKES PHASES 3A AND 3B NO PARKING ZONES





Resolving Conflicts

Avalon Park



Avalon Park No Parking Plan



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Summary

- **Parking challenges are likely to continue**
- **Newer developments designed to better accommodate resident parking**
- **Established process provides options for existing communities**
- **Very few local governments have more restrictive standards**
- **Consider enhancements to existing process and standards**



Possible Enhancements

- **Codify PRG Subcommittee report**
 - Street width cross-sections
- **Review parking standards**
 - Consider additional parking space requirements for townhomes/multifamily
 - Increase setback from street ROW to building
 - Increase setback from alley to allow for perpendicular parking
- **Formalize and implement a “No Parking” plan for new subdivisions**



Orange County BCC

Parking In Residential Areas

October 2, 2018