

# Parking Reduction for Multifamily Recycling Container

**DCA190-003**

**Zoning Ordinance Advisory  
Committee (ZOAC)**

**January 23, 2020**



**Sustainable Development  
& Construction Department**

**City of Dallas**

# Background

- On June 13, 2018, City Council passed Section 18-5.1, “Collection and Removal of Recyclable Materials from Multifamily Sites.”
- Starting January 1, 2020, all multifamily properties will be required to provide recycling services



# Background

- On October 17, 2019, the Zoning Ordinance Advisory Committee (ZOAC) considered this item and voted to recommend the proposal to City Plan Commission (CPC).
- On November 21, 2019 CPC considered the proposed amendment and returned the amendment to ZOAC in order to allow staff to obtain information from members of the Apartment Association of Greater Dallas (AAGD) to support their representative's proposal during the public hearing, of the need for a reduction of three required spaces.

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# Issue

- Section 18-5.1(e) of the Multifamily Recycling Ordinance contains a provision for a parking reduction in order to provide adequate space for recycling containers
- Currently, Section 51A-4.209(b)(5), “Multifamily Use,” does not provide for a parking reduction



# Proposal

- Amend Section 51A-4.209(b)(5), “Multifamily Use,” to allow for a parking reduction of one required parking space

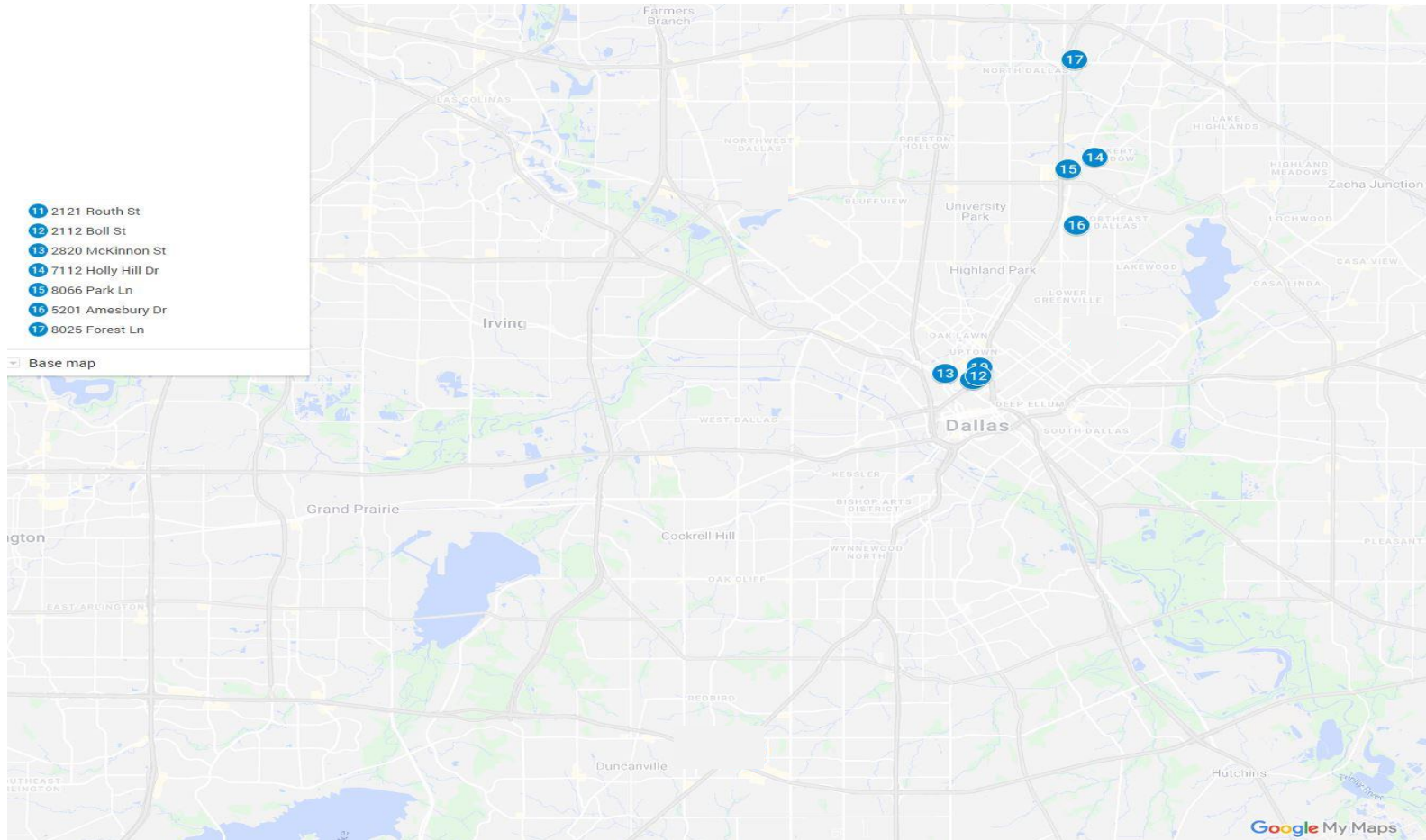


# Rationale

- Allowing for a parking reduction of one (1) required space is provided and intended to work in concert with the opportunities provided in the Recycle Ordinance for compliance
- If an individual property has exhausted all opportunities to comply with the Recycle Ordinance, they may apply to Board of Adjustment (BDA) to request a parking reduction
  - BDA can grant an exception for up to 25% of the number of required parking spaces



# Multifamily Properties Sampling



# Staff Recommendation

- Approval of proposal





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