

Parking Reductions – Harding Townsite and MXE

Chapter 130 – Offstreet Parking

* * *

Article II – District Requirements

* * *

Sec. 130-31. - Parking districts established.

* * *

(d) The off-street parking requirements associated with **new construction**, within areas zoned CD-2 or MXE and located in the Ocean Drive/Collins Avenue or Harding Townsite local historic districts, shall be as follows:

(1) One space per residential unit and 0.5 space per hotel unit.

(2) There shall be no parking requirement for the following:

a. Lots with a width of 100 feet or less.

b. Development sites of 6 units (hotel or residential) or fewer.

c. New buildings on development sites with existing buildings for which off-street parking is not currently provided, where the total number of new residential and/or hotel units does not exceed the number of existing residential and/or hotel units.

d. Properties located within 1,500 feet of a public transit stop, or within 1,500 feet of any public or private parking garage.

(3) Additions to existing buildings. For existing buildings, which are classified as "contributing" and of which at least 75 percent of the front and street side elevations, and 25 percent of interior side elevations, are substantially retained, preserved, and/or restored, there shall be no parking requirement for the existing building, or for any new residential or hotel units, whether attached or detached, regardless of lot width or number of units. Any proposed addition to the existing building shall be subject to the certificate of appropriateness criteria set forth in chapter 118, as applicable, and shall include a renovation plan for the existing building that is fully consistent with the Secretary of the Interior's Guidelines and Standards for the Rehabilitation of Historic Buildings.

(4) Waiver. The off-street parking requirements set forth in subsection (c)(1) may be waived by the historic preservation board, pursuant to the design review or certificate of appropriateness criteria, as may be applicable, upon a finding that off-street parking is not necessary to support the construction of new residential or hotel units within a local historic district or conservation district.

(5) Minimum bicycle parking requirements. Secure off-site storage for bicycles shall be required as follows:

a. Short-term bicycle parking: Four (4) spaces per building or one (1) space per ten units, whichever is greater.

b. Long-term bicycle parking: One (1) space per unit.