



CITY OF  
**FARMERS BRANCH**  
TEXAS

# MULTI-FAMILY PARKING DATA

PLANNING & ZONING COMMISSION STUDY SESSION | MAY 13, 2024

## EXAMPLES OF COMMON PARKING GUIDELINES

- **Parking space minimums set per unit and/or bedroom.**
- **Additional spaces can be required for common areas, employees, visitors, etc.**
- **Maximum distance from the parking spaces to the unit.**
- **Parking areas to follow setback requirements.**
- **Screening parking areas with landscaping, walls, etc.**
- **Landscaping throughout the surface parking areas.**
- **Minimum setback of off-street parking from the building.**
- **Stall dimensions based off the angle of the parking spaces and direction of traffic.**

# PARKING REQUIREMENT COMPARISON

| MUNICIPALITY         | REQUIRED SPACES<br>BASED ON | PARKING RATIOS  |
|----------------------|-----------------------------|---|
| ADDISON              | BEDROOMS                    | 1 : STUDIO<br>1.5 : ONE BEDROOM<br>2 : TWO BEDROOM<br>2.5 : THREE BEDROOM<br>(AVERAGE OF 1.75 : UNIT) |
| CARROLLTON           | UNIT                        | 1.5 : UNIT  |
| FORT WORTH           | BEDROOM                     | 1 : BEDROOM<br>PLUS<br>1 : 250 SF OF COMMON AREAS   |
| FARMERS BRANCH (CZO) | UNIT                        | 2.25 : UNIT   |

# ADDITIONAL FARMERS BRANCH STANDARDS

In addition to requirements listed in the CZO and PD ordinances, Farmers Branch has adopted a Multi-Family Development Policy. This policy has the following parking regulations listed:

- Access points to parking should be from the least adjacent busy street, and located away from the main building entrance.
- To reduce the number of curb cuts, if a street is used for direct access to parking, the number and width of access points should be minimized. Additionally, shared access with adjacent sites shall be provided, and the developer shall have the responsibility of coordinating the access.
- Crime Prevention Through Environmental Design (CPTED) principles should be considered in parking design where feasible controlled access, surveillance cameras, and appropriate lighting are installed to deter crime and increase safety within parking areas.
- If a new multi-family site is located within one city block of a transit stop or station, the developer is encouraged to consider the level of projected transit use in the provision of parking for the site.
- On site visitor parking should be provided. Where feasible, visitor parking should be sited outside of controlled access to allow ease of access to the multi-family development.



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# DISCUSSION

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