

Multi-family Housing Parking Requirements: Jurisdiction Comparison

	Guilford County	High Point	Greensboro	Durham County	Wake County
Multi-Family Housing Parking Space Requirement	1.8 per unit within 200ft of unit plus .25 spaces for visitor parking	1.5 spaces per dwelling unit	1.25 per 0–1 bedroom unit; 1.5 per 2 bedroom unit; 2 per 3+ bedroom unit (1)	2 per nit	1.5 per dwelling unit
Multi-Family Housing (Elderly) Parking Space Requirement	Guilford Co. does not distinguish for elderly housing	0.5 spaces per dwelling unit for elderly housing developments	1 per 2 dwelling units or rooming units	No distinction for elderly units	No provision for elderly units
Admin. Adjustment or Modification Allowable	Up to 10% of the numerical standard	Up to 10% outside core City Area	Does not specify if parking space number can be reduced	No provision for adm adjustment or modification	No provision for admin adjustment or modification
Parking Credit	Reduce 1 parking space for every 4 bicycle spaces, up to 5% of the total required	No reduction credit for Bicycle Parking	No reduction credit for Bicycle Parking	No reduction credit for bicycle parking	No reduction credit for bicycle parking
UDO Section	6.1.1	5.4.4.B	30-11-5	10.3.A.4	Article 15-10-4
Notes	Apartments, Townhouses, and Residential Condominiums	Minimum Off-Street Parking Standards	Does not include townhomes	Have bicycle parking spots	Triplex or 4-plex, Upper-story residence, Condominium or apartment

Example: Minimum Parking Requirements for Recent Multi-Family Project Comparison With Neighboring Jurisdictions

# of Bedrooms	Units	Greensboro	Guilford Co. (Proposed)	Guilford Co. (Current)	High Point
1 Bedroom Units	12	15	15	1.8 per Unit Within 200ft of Unit + .25 Spaces for Visitor Parking	1.5 Spaces per Dwelling Unit
2 Bedroom Units	72	108	108		
3+ Bedroom Units	12	24	24		
Total Units	96	147	147	197	144

Allowable Reductions Per Ordinance					
10% Reduction of Total Spaces by Admin. Adjustment		N/A	14	19	14
Bike Space Credit (40 Spaces Provided), capped at 5% of total			6	9	N/A
Spaces Required After Reductions			127	169	130
Example: Same Recent Multi-Family Project Above Except as Multi-Family Housing (Elderly)					
Parking Spaces Requirement for Multi-Family Dwelling (Elderly)		1 per 2 Dwelling Units	1 per 2 Dwelling Units	N/A	0.5 Spaces per Dwelling Unit
Total Units	96	48	48	N/A	48
Allowable Reductions Per Ordinance					
10% Reduction of Total Spaces by Admin. Adjustment		N/A	4	N/A	4
Bike Space Credit (40 Spaces Provided), capped at 5% of total			2		N/A
Spaces Required After Reductions			42		44

Definitions for Elderly Housing

High Point:

. 4-3-7.Exemptions - Housing for older persons.

62 years or older

55 years or older

80% occupants have 1 person 55+years

Greensboro:

Sec. 30-15-13 Definition: Multi-Family Development (Elderly)

Three or more dwelling units on a single zone lot, including apartments, residential condominiums, and/or townhouses, designed for use and occupancy by individuals at least 55 years of age. Elderly multi-Family Development (Elderly) does not include assisted living facilities, nursing homes or similar institutions devoted primarily to the care of such individuals.