

ORDINANCE NO. 1869

AN ORDINANCE TO AMEND CHAPTER 115 SECTION 162, RELATING TO THE NUMBER OF OFF STREET PARKING SPACES REQUIRED FOR MULTIFAMILY DWELLINGS AND TOWNHOUSES

THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. The Code of Sussex County, Chapter 115, Article XXII, is hereby amended to modify the number of parking spaces required for multifamily dwellings and townhouses, as follows.

Multifamily dwellings and townhouses [3 per family unit] *The number of off-street parking spaces per dwelling unit shall be as indicated below:*

- (a) *2 spaces per dwelling unit plus .5 spaces for each bedroom over 3 bedrooms with a maximum of 3 spaces per dwelling unit. For one-bedroom and efficiency units, the required number of parking spaces will be 1.5 spaces per unit.*
- (b) *For each development in excess of 50 units, the required number of parking spaces shall be reduced by 15% from the required number of spaces set forth in subparagraph (a) above after those spaces required for the first 50 units have been provided; and for each development in excess of 200 units, the required number of parking spaces shall be reduced by 20% from the required number of spaces set forth in subparagraph (a) above after those spaces required for the first 200 units have been provided. In calculating the required parking, the number of one-bedroom and efficiency units shall be proportionally distributed if the development exceeds 50 units. When the total number of parking spaces required for a project has been reduced according to this section, the land area saved shall be used only for open space, landscaping or pedestrian walkways.*
- (c) *A minimum of one space per dwelling unit must be outside of a private enclosed garage and accessible to guests.*
- (d) *For the purposes of this section: An efficiency unit shall mean a one-story room, the size of which may not exceed 500 square feet, that is not susceptible to permanent division and that contains a kitchen or kitchenette and not more than one bathroom. An efficiency or room that is larger than 500 square feet is considered to be "one-bedroom unit" for the purposes of this Code. An accessory room shall mean any room in a dwelling unit other than a bedroom, bathroom, kitchen or one living room, one dining room or living-dining room combination, including, but not necessarily limited to, a den, library, family room, game room, patio room, Florida room, bar, nursery, etc. Any room as defined as being an accessory room is to be treated in the same manner as a bedroom, and required parking shall be computed accordingly. This shall apply to all residential buildings except detached single-family dwellings.*

Section 2. The Code of Sussex County, Chapter 115, Article XXV, Section 115-188D(7) is hereby amended by the following.

Required off-street parking space [of three spaces] per family dwelling unit shall be provided on the lot of each dwelling unit or within an on-site parking area within the common area, or a combination of both, with approval subject to site plan review. Required off-street parking space of two spaces per apartment shall be provided on the premises of an apartment building.
[Amended 2-2-1999 by Ord. No. 1286; 5-2-2000 by Ord. No. 1371]

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT
COPY OF ORDINANCE NO. 1869 ADOPTED BY THE SUSSEX COUNTY
COUNCIL ON THE 15TH DAY OF AUGUST 2006.

A handwritten signature in black ink, appearing to read "Re Griffith", with a stylized flourish at the end.

ROBIN A. GRIFFITH
CLERK OF THE COUNCIL